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309	E	448	A13	1 BR	$224,900	$836
315	E	588	A9	1 BR+EB+FLEX	$281,900	$1,048
318	S	495	A3	1 BR+FLEX	$250,900	$933
511	E	548	A10	1 BR+EB+FLEX	$254,900	$948
517	SE	570	A19	1 BR+EB	$294,900	$1,097
620	S	495	A3	1 BR+FLEX	$242,900	$903
709	E	511	A11	1 BR	$247,900	$922
719	SE	764	B3	2 BR+EB	$391,900	$1,472
802	W	678	B2	2 BR+FLEX	$352,900	$1,312
809	E	511	A11	1 BR	$249,900	$929
814	E	548	A10	1 BR+EB+FLEX	$260,900	$970
820	S	495	A3	1 BR+FLEX	$246,900	$918

UNIT	VIEW	AREA	PLAN	TYPE	PRICE	MONTHLY
910	E	515	A11	1 BR	$251,900	$937
1003	W	569	A7	1 BR+FLEX	$298,900	$1,111
1008	E	519	A11	1 BR	$253,900	$944
1106	W	733	B11	2 BR	$419,900	$1,561
1505	E	526	A4	1 BR+EB+FLEX	$261,900	$974
1910	W	481	A1	1 BR+FLEX	$264,900	$985
2010	W	481	A1	1 BR+FLEX	$266,900	$992
2503	N	460	A2	1 BR	$270,900	$1,007
3004	NE	857	B4	2 BR+EB+FLEX	$495,900	$1,844
3201	NW	962	C1	2 BR+D	$564,900	$2,100
3206	W	481	A1	1 BR+FLEX	$297,900	$1,108
PH3	SE	807	C3	2 BR+EB	$519,900	$1,933

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CITY: **7.1**L/100 KM▼

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SELLING PRICE: $25,814♦

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INCLUDES **$250** IN PRICE ADJUSTMENTSΩ

HWY: **7.7**L/100 KM
CITY: **10.4**L/100 KM▼

Limited model shown

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Automobile Journalists Association of Canada

HWY: **6.7**L/100 KM
CITY: **10.1**L/100 KM▼

Limited model shown

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Example price includes Delivery and Destination of $1,495. Registration, insurance, PPSA, fees, levies, charges, license fees and all applicable taxes are excluded. ▼Fuel consumption for 2013 Elantra Sedan L 6-Speed Manual (HWY 5.2L/100KM; City 7.1L/100KM)/Sonata GLS (HWY 5.6L/100KM; City 8.7L/100KM)/Tucson L 5-Speed Manual (HWY 7.7L/100KM; City 10.4L/100KM)/Santa Fe 2.4L FWD Auto (HWY 6.7L/100KM, City 10.1L/100KM) are based on Energuide. Actual fuel efficiency may vary based on driving conditions and the addition of certain vehicle accessories. Fuel economy figures are used for comparison purposes only. ♦Price of models shown 2013 Elantra Limited/Sonata Limited/Tucson Limited AWD/Santa Fe 2.0T Limited AWD are $24,794/$30,564/$34,109/$40,259. Prices include Delivery and Destination charges of $1,495/$1,565/$1,760/$1,760. Registration, insurance, PPSA, fees, levies, charges, license fees and all applicable taxes are excluded. ΩPrice adjustments are calculated against the vehicle's starting price. Price adjustments of up to $3,100/$1,750/$250 available on 2013 Elantra L 6-Speed Manual/Sonata GLS Auto/Tucson L 5-Speed Manual. Price adjustments applied before taxes. Offer cannot be combined or used in conjunction with any other available offers. Offer is non-transferable and cannot be assigned. No vehicle trade-in required. *Purchase, finance or lease an in-stock 2013 Accent/Elantra/Elantra Coupe/Elantra GT/Veloster/Genesis Coupe/Sonata/Sonata HEV/Santa Fe Sport/Santa Fe XL/Tucson/2012 Sonata HEV during the Double Savings Event and you will receive a Price Privileges Fuel Card for customers in Alberta and Saskatchewan or Preferred Price Fuel Card for customers in British Columbia worth $218 (2013 Accent, Elantra, Elantra Coupe, Elantra GT, Veloster)/$320 (2013 Sonata, 2012/2013 Sonata HEV)/$350 (2013 Genesis Coupe, Tucson, Santa Fe Sport, Santa Fe XL). Price Privileges Fuel Cards issued for customers in Alberta & Saskatchewan cannot be used in the province of British Columbia. Based on Energuide combined fuel consumption rating for the 2013 Accent Auto (6.3L/100km)/Elantra Auto (6.3L/100km)/Elantra GT Auto (6.6L/100km)/Veloster 1.6L Auto (6.3L/100km)/Genesis Coupe 2.0L Auto (8.6L/100km)/Sonata 2.4L Auto (7.3L/100km)/Sonata HEV Auto (5.2L/100km)/Tucson 2.0L Auto (8.2L/100km)/Santa Fe Sport 2.4L FWD Auto (8.6L/100km)/2012 Sonata HEV Auto (5.3L/100km) and the combined fuel consumption rating for the 2013 Santa Fe XL 3.3L FWD (9.9L/100km) as determined by the Manufacturer as shown on www.hyundaicanada.com at 15,400km/year which is the yearly average driving distance as referenced by Transport Canada's Provincial Light Vehicle Fleet Statistics, 2011, minus one full tank of fuel provided at the time of delivery of 2013 Accent (43L), Elantra (48L), Elantra Coupe (50L), Elantra GT (50L), Veloster (50L), Genesis Coupe (65L), Sonata (70L), Sonata HEV (65L), Tucson (58L), Santa Fe Sport (66L), Santa Fe XL (71L), 2012 Sonata HEV (65L), this is equivalent to $0.30 (2013 Accent, Elantra, Elantra Coupe, Elantra GT, Veloster)/$0.40 (2013 Sonata, 2013 Sonata HEV, 2012 Sonata HEV)/$0.35 (2013 Genesis Coupe, Tucson, Santa Fe Sport, Santa Fe XL) per litre savings on each litre of gas up to a total of 725 Litres (2013 Accent/Elantra/Elantra Coupe/Elantra GT/Veloster), 800 Litres (2013 Sonata/2013 Sonata HEV/2012 Sonata HEV) and 1,000 Litres (2013 Genesis Coupe/Tucson/Santa Fe Sport/Santa Fe XL). Actual fuel efficiency may vary based on driving conditions and the addition of certain vehicle accessories. Fuel economy figures are used for comparison purposes only. ▲Government 5-Star Safety Ratings are part of the U.S. National Highway Traffic Safety Administration's (NHTSAs) New Car Assessment Program (www.SaferCar.gov). †Ω*♦Offers available for a limited time, and subject to change or cancellation without notice. See dealer for complete details. Dealer may sell for less. Inventory is limited, dealer order may be required. ††Hyundai's Comprehensive Limited Warranty coverage covers most vehicle components against defects in workmanship under normal use and maintenance conditions.

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SEE WHAT'S NEW... CHECK OUT OUR LATEST OFFER ON PAGE 14 SHOPPERS DRUG MART

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NEWS WORTH SHARING.

Ain't no ocean wide enough to keep rowers Rebecca Berger, left, and Leanne Zrum from getting to Hawaii. CONTRIBUTED

Oarsome challenge awaits

Race. Vancouver pair aim to become first Canadians to row the Pacific Ocean

Row, row, row your boat, gently down ... to Hawaii?

That's the plan for Vancouver dynamos Rebecca Berger and Leanne Zrum, who aspire to become the first Canadians ever to row the Pacific and the first female pair to participate in the inaugural Great Pacific Race from California to Honolulu.

According to the organizers of the race, which launches from Monterey Bay in June 2014, fewer people have rowed across an ocean than have been to space, and only a handful of them have ever paddled the Pacific.

"There have been organized races on the Atlantic and Indian Oceans for a number of years now, but this is the very first organized race on the Pacific, so it's the ocean less rowed," joked Berger, 40, a multi-medal-winning rower.

She first discovered ocean rowing while living in the U.K., where it is a far more popular sport, with about 300 devotees versus Canada's dozen or so.

Zrum, 41, an environmental scientist, has also won many rowing medals, and the two have been rowing partners for the last three years.

Their custom, $70,000 boat, currently under construction in England, is designed to self-right after capsizing, which will be useful since they are not allowed any assistance during their epic adventure.

It will be kitted out with everything they need to survive for up to 90 days, including food, medical supplies, a water desalinator and satellite communication equipment.

Taking turns sleeping in two- or four-hour shifts, it is estimated it will take them more than a million oar strokes and 60 days to finish the 2,100-nautical-mile race.

"To say I wasn't scared at all would be a lie and crazy," said Berger, noting weather and waves are her biggest concerns.

"You can't practise being in 40-foot swells until you're out in 40-foot swells, but everyone says that you just figure it out."

There are also plenty of upsides to taking on the challenge of a lifetime. The race's founder, Chris Martin, says while rowing a similar route in 2009, he encountered whales swimming within feet of his boat and phosphorescence in the water at night.

All along the way, Zrum and Berger will be raising funds for the David Suzuki Foundation, with a focus on its Ocean Health Projects.

KATE WEBB/METRO

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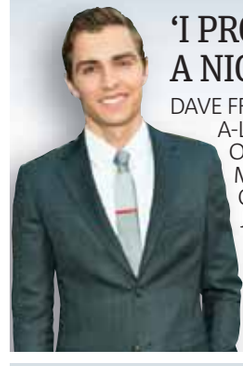

'I PROMISE I'M A NICE GUY'

DAVE FRANCO, LOOK-A-LIKE BROTHER OF JAMES, HAS MADE A CAREER OF PLAYING JERKS, BUT NOW HE'S READY FOR A CHANGE PAGE 13

Taste of Motown comes to Arts Club

Popular musical Dreamgirls will have you dancing in your seat PAGE 12

Austerity not only cuts, it kills: Book

Pair of researchers mine data and find government cutbacks can prove fatal to the public PAGE 10

Whitecaps just can't get it done

Vancouver falls short in national final for 5th straight year, losing Voyageurs Cup to Montreal after 2-2 draw PAGE 43

NEWS 1

A rendering of the proposed Oakridge Centre redevelopment, which developers say will promote green living and transit use. CONTRIBUTED

Residents question scale of Oakridge development

Towers on Viagra. Neighbourhood all for new towers, but do they have to be so big?

EMILY JACKSON
emily.jackson@metronews.ca

Concerned South Vancouverites are wondering if developers gave the proposed towers at the Oakridge Centre a hit of Viagra.

City staff want council to consider towers as tall as 45 storeys on the site at 41st and Cambie, despite a 2007 policy plan that capped the height at 24 storeys and neighbourhood sentiments that the proposed development is far too dense.

If council approves, the Oakridge Centre would boast the highest tower outside downtown.

The extra density proposed by Ivanhoe Cambridge and Westbank stems from the desire to build commercial and residential hubs on transit corridors such as the Canada Line.

"There is a major attraction to transit that was not anticipated a few years ago," city planner Brian Jackson said, explaining the larger scope of the project, pointing to tower approvals surrounding Metrotown and Brentwood.

Density encourages greener living and transit use, he said, adding that the developers are willing to throw in more amenities for higher density.

But dozens of neighbours who spoke at city hall Wednesday oppose taller towers.

It's not the classic NIMBY story. Oakridge residents aren't saying don't build — the majority support redeveloping the old shopping mall into a more vibrant hub of retail, business, housing and community space — they're just saying don't build so high.

"The aggressiveness of this development will dwarf everything," said Heather Wye, who has lived at the Terraces at the entrance to the mall for decades. The original 24-storey maximum looks "less horrendous" compared to the higher proposal, she said.

The towers will also block the free view of the Gulf Islands from Queen Elizabeth Park, neighbour Andrew Waldichuk said. More numerous, shorter buildings would be preferable and more vibrant, he said.

Transit in the area can't support the influx of 2,100 housing units and 3,000 new jobs, as the Canada Line is already jammed full at rush hour, many others noted.

Transit crunch

- Expanding the Canada Line is not TransLink's priority as municipalities around the region compete for funding.
- Yet the development will not make up for an expected transit crush by building more parking spaces, according to the staff report.
- Council will decide whether to consider higher towers in June.

Brian Burke lawsuit

Lawyers to serve alleged defamers through private messages

A unique court order that allows lawyers representing former Vancouver Canucks GM Brian Burke to serve legal notice over online messaging boards may not produce any practical outcomes, legal experts said on Wednesday.

The B.C. Supreme Court has permitted Vancouver lawyer Peter Gall to serve papers via private messages on online forums to seven out of 18 individuals who anonymously posted what Burke says are defamatory comments about him.

Normally, courts will only allow plaintiffs to serve notice by other means if they can prove they have exhausted efforts to serve the defendants personally.

While there have been cases where people have been notified by email or through social media such as Facebook and Twitter, Gall said doing so through an online forum appears to be unprecedented and is a way for the law to catch up to the realities of the Internet.

But Vancouver media lawyer Dan Burnett questions whether the court order would have an impact on Burke's civil suit, particularly if the recipients don't respond.

"Let's say they go through that process, and they prove to the court they have complied with all the substitutional services requirements the judge imposed to properly serve Slobberface (one of the defendants), and Slobberface doesn't respond, so what does that mean?" he said in an interview Wednesday.

"You get a default judgment against someone named Slobberface? We know that's a fictitious person, so what good is that?"

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Optima SX Turbo shown[1]

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Sportage SX shown[1]

Soul 4u Luxury shown[1]

2013 OPTIMA

HWY (A/T): 5.6L/100KM CITY (A/T): 8.6L/100KM

INCL. KEYLESS ENTRY, AIR & HEATED SEATS

$4,000 CASH SAVINGS[1] + $500 CLEAROUT BONUS* NOW $19,072´

Offer includes delivery, destination, fees, $4,000 CASH SAVINGS[1] and $500 CLEAROUT BONUS*. Offer based on 2013 Optima LX MT with a purchase price of $23,572.

2013 SPORTAGE

HWY (A/T): 6.5L/100KM CITY (A/T): 9.7L/100KM

INCL. AIR, KEYLESS ENTRY & STEERING WHEEL-MOUNTED AUDIO CONTROLS

$2,775 CASH SAVINGS[1] + $1,000 CLEAROUT BONUS* NOW $19,992´

Offer includes delivery, destination, fees, $2,775 CASH SAVINGS[1] and $1,000 CLEAROUT BONUS*. Offer based on 2013 Sportage LX MT FWD with a purchase price of $23,767.

2013 SOUL

HWY (M/T): 6.7L/100KM CITY (M/T): 8.5L/100KM

INCL. HEATED SEATS & STEERING WHEEL-MOUNTED AUDIO CONTROLS

$1,500 CASH SAVINGS[1] + $500 CLEAROUT BONUS* NOW $16,467´

Offer includes delivery, destination, fees, $1,500 CASH SAVINGS[1] and $500 CLEAROUT BONUS*. Offer based on 2013 Soul 1.6L MT with a purchase price of $18,467.

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Passengers board the 99 B-Line bus at Broadway Station in Vancouver. JENNIFER GAUTHIER/METRO FILE

Vancouver tweaks transit system

Improvements. City allows taxis in bus lanes permanently

EMILY JACKSON
emily.jackson@metronews.ca

While TransLink waits in the rain for the province to approve cash for transit improvements, Vancouver is making tweaks to improve the city's system one stop at a time.

Council voted to allow taxi drivers to travel but not stop in bus lanes on Wednesday after a yearlong pilot project.

The pilot was a "huge success," saving customers money and drivers time by allowing cabs to zip into the reserved lanes during rush hour, Kulwin Sahota of the Vancouver Taxi Association told council. If taxi drivers stop in the bus lanes, the association reprimands them so it only happens about once a month.

Here are some of the other projects to make travels smoother:

Easier to get to North Shore

By summertime, the city hopes to operate the bus lanes on Georgia Street on weekends as well. This will make it easier for tourists and North Shore folks alike to access downtown and activities such as the Grouse Grind.

Downtown bus-service review

If you think it's impossible to get to and from the West End, especially when the 800 block of Robson Street is closed to be a public square during the summer, you're not alone. With TransLink's blessing, the city is reviewing the most important bus routes and hopes to implement the results in the next few years.

Accessible bus stops

Of the city's 1,946 bus stops, 312 need minor changes to make them more accessible — namely, have more sidewalk space available — while 85 need more significant work. The city is working on fixing all within two to three years.

Three lanes of traffic on West 10th Avenue

Full 99 B-Line buses chug slowly up the hill on West 10th Avenue, but the lanes are too narrow for cars to pass. The city will turn the four-lane road into three lanes, only on the hill, so cars can pass westbound buses.

Salt Spring

Toddler dies in island crash

A three-year-old girl has died following a two-vehicle crash on Salt Spring Island.

A 36-year-old woman was driving her two girls, aged three and five, north on Ganges Road when the front end of a GMC Savana collided with the back of her Volkswagen Jetta around 2:30 p.m. on Tuesday.

The younger child was flown to B.C. Children's Hospital in Vancouver, but succumbed to her injuries later that evening, police say.

ELIZABETH HAMES/METRO

Viva Liva. Can this startup take on Craigslist?

When Josh Zak was preparing to move to Vancouver from Calgary last year, he did what so many prospective renters do: he logged on to Craigslist.

But, although the volume was there, the search tools at the time were limited, so Zak found himself toggling between Google Maps and multiple listings. When he did find promising leads, they were often revealed to be scams.

However, out of the frustration came an idea: Using his background in digital graphic design, Zak created the site he was looking for.

Viva Liva, which launched in February, combines search tools like map view, glossy photo galleries and detailed property descriptions.

Because Zak is in communication with every poster, prospective renters can trust the listings are genuine.

While Viva Liva doesn't have any delusions of taking on Craigslist, a Goliath in the online-classifieds world, it does aim to present an alternative for "people with unique or premium properties," says Zak.

Viva Liva is still small-time, with just a few dozen listings compared to Craigslists' thousands.

"We want to do a really great job on a small scale before we really blow it out," he said.

ELIZABETH HAMES/METRO

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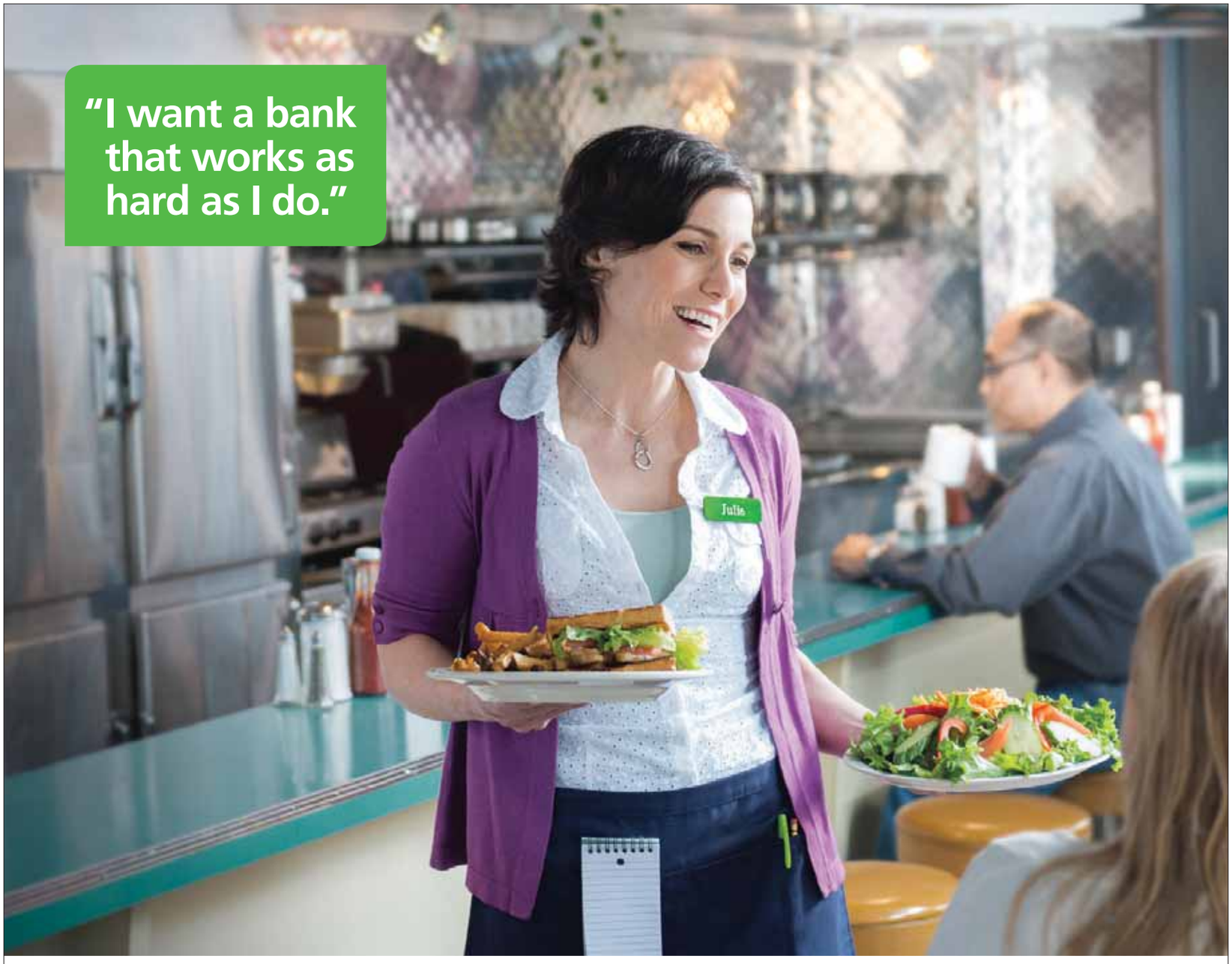

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Tourism ministry keeping a close eye on rental crackdown

Airbnb. Those using popular rental listing site without following the rules could see stiff fines

ELIZABETH HAMES
vancouver@metronews.ca

B.C.'s tourism ministry is keeping a watchful eye on Quebec and New York following crackdowns on users of the popular rental listings website Airbnb.

Earlier this week, Tourisme Quebec said it was investigating 2,000 people who rent out their apartments on a short-term basis without purchasing a $250 permit.

In New York, an Airbnb user was fined $2,400 last week for renting out his apartment for a stay shorter than one month.

No such investigations have taken place in B.C., but the Ministry of Jobs, Tourism and Skills Training told Metro on Wednesday it is "aware of the situation ... and will continue to monitor those developments."

Airbnb is a popular service in Vancouver, where there are thousands of apartments available for short-term rent.

With so many tourists looking for comfortable accommodation, Airbnb can be a useful tool for those looking for help with their own rent.

That's what one Vancouver tenant did when he and his wife found themselves with a spare bedroom last year.

"We actually met a lot of really great people," said Tyler, who only wanted his first name used.

Although the majority of their experiences were positive, Tyler said they stopped hosting because of one unruly visitor.

"Just kind of really moved in," he said.

An example of a two-bedroom condo available for short-term rent on Airbnb.com. SCREENSHOT

'Grey area'

Rules not so clear cut

Contracts like those entered into through Airbnb create "a bit of a grey area" for tenants and landlords, said Tom Durning, spokesperson for the Tenant Resource and Advisory Centre.

For example, if the host vacates the flat for the duration of their renter's stay, that could be considered a sublet under B.C.'s Residential Tenancy Act.

Under the Act, tenants could face eviction if they fail to seek permission to sublet from their landlord. However, if the host simply lets out an extra room, the renter may just be considered a visitor. METRO

Border Service cares not for TV show opt-out form

Canada Border Service Agency (CBSA) says it will pay no mind to a new third-party online form designed to give travellers the option to refuse or revoke permission to be filmed by the controversial documentary series Border Security.

The show is currently filming in B.C. at the Douglas and Pacific Highway Traffic crossings, as well as the Vancouver airport.

Josh Paterson, executive director of the B.C. Civil Liberties Association, called a press conference Tuesday announcing the creation of an online form for those who think they have already been filmed or intend to cross the border in future.

The forms, which the BCCLA promises to forward to CBSA and production company Force Four Entertainment, deny both organizations permission to collect, use or disclose any data or images of the signatory for the purposes of the show.

Camera shy

400

The number of people who signed the third-party opt-out form on the first day.

"The BCCLA form mentioned is not a CBSA or Force Four product, and the CBSA was not involved in the process to develop it," said senior CBSA spokesman Esme Bailey in an email, when asked whether the agency would heed the wishes of signatories.

"If an individual does not want to be filmed at all — whether they are identifiable or not — they are able to notify the film crew as such."

Those filmed are blurred out when the show airs, unless they sign a legal release.

Paterson argued Tuesday that people who are being questioned by border guards cannot give meaningful consent because of the imbalance of power.

He added Wednesday that if the show continues to film, CBSA must facilitate some sort of system giving people the ability to opt out in advance, whether by using the data provided in the BCCLA form or designing its own.

But the BCCLA's ultimate goal is to see the show cancelled, since it believes that forcing travellers to interact with a non-government entity on federal property is a breach of the Privacy Act. KATE WEBB/METRO

City's 6th fatal crash of 2013

Motorcyclist killed in crash with pickup

A 27-year-old motorcyclist was killed in a crash with a pickup truck in East Vancouver Wednesday night.

Police say the man was travelling east on 1st Avenue around 10:30 p.m. and was one block past Renfrew Street when he hit the truck, which was trying to cross at Nootka Street.

While it is early in the investigation, police said speed is thought to have been a factor.

The 76-year-old man driving the pickup was not injured and is co-operating with police.

The young man's name has not been released. KATE WEBB/METRO

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MPs, parties face big CRTC fines

Robocalls. Regulator dishes out $369,000 in penalties after investigation into campaign practices

Political parties, elected officials and the telemarketer used by the elusive "Pierre Poutine" to make fraudulent telephone calls during the 2011 federal election have been slapped with hefty fines for breaking the rules for robocalls.

The CRTC made the announcement Wednesday that it has dished out $369,000 in penalties as part of an investigation into the use of robocalls. The regulator also hinted that more fines are coming.

The federal Conservatives and NDP, Ontario's Progressive Conservatives, Alberta's Wildrose Party, Liberal MP Marc Garneau, Conservative MP Blake Richards and Edmonton-based RackNine Inc. were all fined for various offences.

The penalties run from a few thousand dollars for Garneau up to $90,000 for Wildrose — the largest amount ever levied against a political party. So far, the regulator says, Wildrose, the Ontario Conservatives, the NDP, RackNine and Garneau have all paid their fines.

The federal Conservative party, which was fined $78,000, and Richards, who was fined $14,400, have yet to pay and have 30 days to do so. THE CANADIAN PRESS

The CRTC has imposed hundreds of thousands of dollars in penalties on political parties, MPs including Liberal MP Marc Garneau, pictured here, and a telemarketing firm for violating the rules on robocalls. SEAN KILPATRICK/THE CANADIAN PRESS

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Car lanes become canoe lanes

Toronto's Don Valley Parkway was closed Wednesday morning due to flooding of the Don River after heavy rain. The major Toronto highway was open again later Wednesday after the severe flooding forced the closing of the busy route just before the start of the morning rush hour. More than a metre of water covered the road at the height of the flooding. BERNARD WEIL/TORSTAR NEWS SERVICE

Terrorism. Omar Khadr moved to Alberta prison after threats on his life

Former Guantanamo detainee Omar Khadr woke up in an Alberta prison Wednesday after months in isolation at a penitentiary in Ontario where an inmate had threatened his life, The Canadian Press learned.

Khadr was flown to the Edmonton institution Tuesday, potentially ending a situation in which he had been deprived of prison programming that complicated efforts to seek parole, his lawyer Dennis Edney confirmed.

"Hopefully, this is a positive step in his long journey to freedom," the Edmonton-based Edney said.

The transfer allows Khadr to be closer to his lawyer and should obviate concerns about any negative influence from his family in Toronto, some of whom expressed sympathy for al-Qaida several years ago.

The Toronto-born Khadr, 26, was transferred to Canada last September to serve out the remainder of an eight-year sentence handed down by an American military commission for war crimes he pleaded guilty to committing as a 15-year-old in Afghanistan. THE CANADIAN PRESS

Omar Khadr in 2003
THE CANADIAN PRESS/HANDOUT

Teen faces child porn charges after sex video posted

Exploitation. 14-year-old turns himself in to police, will appear in court on June 20

HALEY RYAN
Metro in Halifax

A 14-year-old boy from Preston, N.S., has been charged with making child pornography after police allege he posted a sexual video of himself with another teen online.

On April 8, investigators in the RCMP-Halifax Regional Police integrated child exploitation unit say they learned of a video showing a 15-year-old girl performing a consensual sexual act with a 14-year-old boy.

"Once it's been recorded, it becomes child pornography because of the age of the person involved," said Halifax Regional Police Const. Pierre Bourdages.

Police say the video was taken at a party where alcohol was being consumed, then posted to a social media site. The website deleted the video after police made them aware of the case.

"However, given the nature of the Internet we can never really be sure that the video is not anywhere else," Bourdages said.

Police also confiscated the phone with the original video.

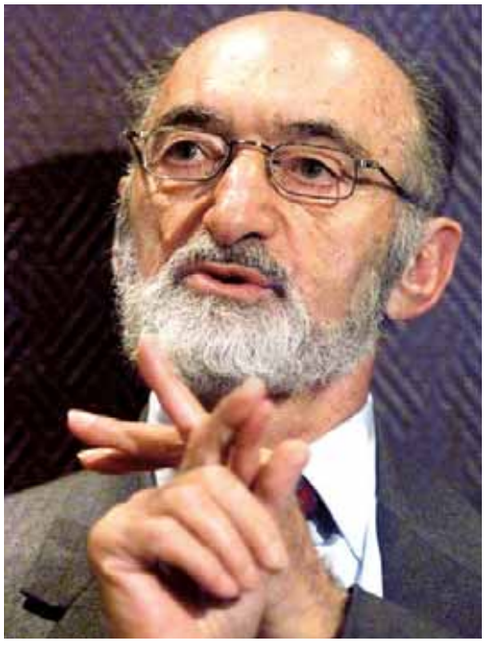
The youth turned himself in to police on May 24 and was arrested.

The 14-year-old is charged with possession and making of child pornography, and making child porn available to others. He has been released on conditions to not contact the victim, use the Internet or a device that can access the web.

"It's very troubling. I'm not sure if the youth these days are realizing the liability and the gravity of these things," Bourdages said.

Echoes of Rehtaeh Parsons

- Rehtaeh Parsons, a 17-year-old Cole Harbour, N.S., teen, took her own life in early April, two years after she was allegedly gang-raped and then bullied by classmates over a shared photo of the incident.
- Glen Canning, Parsons's father, took to Twitter Wednesday: "Still it didn't take long in this case as opposed to the 1½ (years) + for Rehtaeh's case. Hard to figure this out."
- Const. Pierre Bourdages, spokesperson for Halifax Regional Police, said each case is weighed "on its own merit."



Abortion-rights crusader dies

Dr. Henry Morgentaler, who helped overturn Canada's abortion law 25 years ago, died Wednesday at his Toronto home. He was 90. To his enemies he was a mass murderer, but to many he was the man who shed light on back-street abortions and put women's health and choice on the front pages of newspapers, TV screens and radio airwaves. PAUL CHIASSON/THE CANADIAN PRESS

China

Pipe baby's mom says she couldn't afford abortion

The mother of the Chinese newborn trapped in a sewer pipe in a stunning ordeal caught on video had raised the initial alarm and was present for the entire two-hour rescue but did not admit giving birth until confronted by police, reports said Wednesday.

The 22-year-old woman, whose name was not revealed in state media reports, confessed to police when they asked her to undergo a medical checkup.

The woman told police she could not afford an abortion and secretly delivered the child Saturday afternoon in the toilet. She said she tried to catch the baby but he slipped into the sewer line and that she alerted her landlord of the trapped baby after she could not pull the child out.

The baby had minor abrasions on his head and limbs, but was mostly unhurt, according to local reports. THE ASSOCIATED PRESS

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Austerity measures can prove deadly, researchers say

Health care. As politicians around the globe grapple with economic crises, a new book argues that deep health-spending cuts have increased HIV, malaria and suicide rates

KIERON MONKS
Metro World News

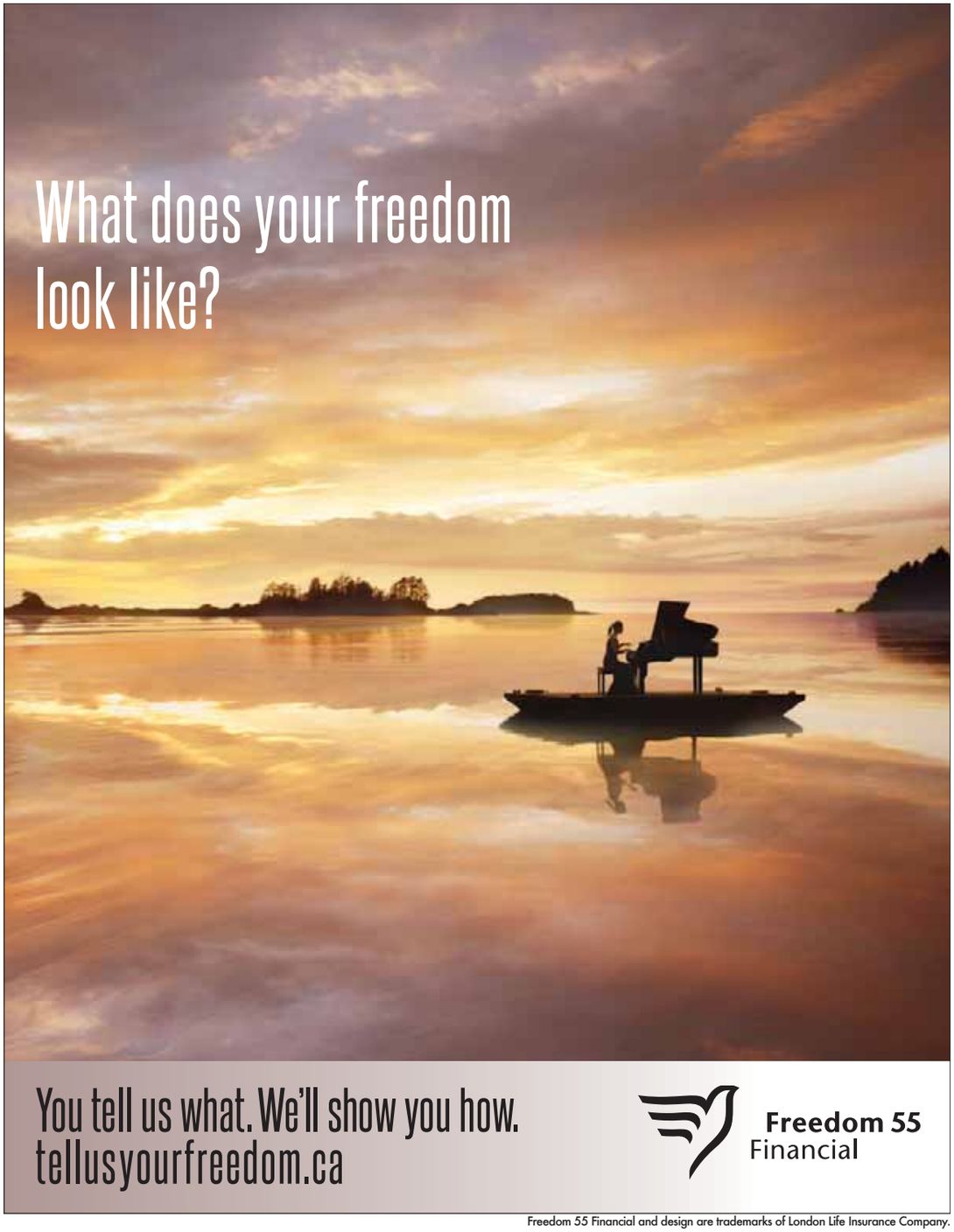
Brian McArdle had not worked after a stroke left him paralyzed and partially blind. The former security guard, 57, could not eat by himself, but as part of the U.K. austerity campaign, McArdle was assessed, found fit to work and his support was stopped. The following day he died of a heart attack.

Such tragedies form the premise of The Body Economic: Why Austerity Kills, a startling new book from epidemiologists David Stuckler and Sanjay Basu. They mined data sets from the past century and across the world, and found the numbers show the hidden cost of health-spending cuts.

"What we learned is that recessions are neutral to health. What matters is how politicians respond," Stuckler told Metro. "When they make deep cuts to vital social protection systems it can turn social hardship into severe epidemics."

No example is starker than Greece, where a 40 per cent cut to health spending has allowed HIV infection rates to double. Mosquito-spraying programs were stopped, and malaria returned after being controlled since the 1970s. A mental health crisis is also growing. The World Health Organization reports a 40 per cent rise in suicides in Italy between 2007 and 2010, with local studies attributing most to economic issues.

Demonstrators clash with police during a protest against plans for austerity measures in Athens, Greece, in this October 2011 file photo. GETTY IMAGES FILE



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Inundated inbox. Gmail design aims to tame flood of messages

Google has unveiled a new Gmail interface for users who struggle to cope with overwhelming torrents of messages.

The new design, which Google says is being rolled out to users over the next few weeks, automatically sorts emails into a handful of separate tabs along the top of the inbox:

- Primary — for messages from friends and family.
- Social — for emails from social networks, media-sharing sites and online dating services.
- Promotions — for regular mail-outs from retailers, daily-deal sites and other businesses.
- Updates — storage for notifications and confirmations involving receipts, bills and financial statements.
- Forums — for emails from online groups, discussion boards and mailing lists.

Users can remove one or more of the tabs and control where emails from certain senders get routed.

The new interface, which can be turned off, will also be available on the mobile Gmail apps for Android devices, the iPhone and iPad.

THE ASSOCIATED PRESS

Market Minute

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AIRLINES CHARGING BY THE GROAN

HE SAYS

John Mazerolle
metronews.ca

Here's an important announcement for the nation's frequent flyers: Canada's airlines will now be charging passengers who bring aboard excess emotional baggage.

Be prepared.

You may bring small amounts of angst and annoyance with you as long as they're in clear plastic bags, but if you spend the entire flight sighing about flying, there will be extra fees.

For instance:

- If a passenger whines that his 800 km/h flight has been delayed by half an hour, he will pay as he boards, through the nose.
- If a passenger is convinced her plane is going to crash because of "turbulence" roughly as powerful as an electric toothbrush, she will throw money into a scare jar.
- And if passengers give any hint they believe flying is an inconvenience instead of a scientific wonder, they will pay for bus fare, and I will gladly stretch out into their empty seat.

You may sense that I'm a strong proponent of these new rules.

It's true. I love flying, and the only thing that annoys me about flying the friendly skies is how unfriendly it makes the people around me. I don't often see airports stressing people out, so much as I see people deciding they're stressed out because they're at the airport.

I'm under no illusions that flying is perfect — getting decent food on an plane has become pie in the sky — but almost every negative experience I've had in 100 flights or so can be traced back not to airlines, but to other people. Welcome to Air Sartre, where No Exit is clearly marked.

I can honestly say I've not once had a bad flight, knock on the Spruce Goose. Is it because A) I've been lucky, or is it because B) of my incredible travel skills and, yes, attitude? To decide, let's ask me: It's B.

Follow these tips and feel my wind beneath your wings:

Delays: Channel your mother telling you about a starving kid on the other side of the world when you wouldn't eat. Next time you're slightly delayed before heading onto a freaking Sky-Ship, remember that somewhere in the world someone's driving a Pontiac Aztec.

Safety: Relax, dude. Your flight is not "rough" if people are drinking coffee from open-faced cups. You can't even manage that on a bus. Heck, you can't do that on a coffee table with a wobbly leg. If turbulence is making you nervous, place a beer on the tray in front of you: If it's not sloshing, you're fine; if it is sloshing, drink until you are too.

Wonder: If you're having a hard time remembering how amazing human flight is, consult the famous poem High Flight by John Magee, but add whatever complaint you have as a closing line, for context.

Oh! I have slipped the surly bonds of Earth/
Put out my hand, and touched the face of God/
However, I did not enjoy the chicken.

Of course, if you don't follow my advice you can simply pay the new emotional-baggage fees. Or if you'd like to tell me how I'm wrong given the state of modern airlines, then send me an email and we can sit down and talk about it.

As per standard industry procedure, this reservation may be overbooked.

ZOOM

I'm so hungry I could eat a zebra

PAUL GOLDSTEIN/REX FEATURES

A crappy way to start your day

This plucky zebra displays what could be described as a defence mechanism against the prowling lion. This silhouette against crimson dawn skies of Masai Mara game reserve in Kenya, taken by wildlife photographer Paul Goldstein, shows a zebra defecating as a lion stealthily creeps up from behind. METRO

Maybe for lunch?

"The shot makes it look as if the lion was on course to catch the zebra. The reality was they were probably far enough apart to suggest the lion wasn't quite ready for breakfast."

Paul Goldstein, wildlife photographer

Click bait

ANDREW FIFIELD
andrew.fifield@metronews.ca

While it's hard to argue against firing up Songza or Rdio and having them deliver new music straight to your ears, the selection can get repetitive. Use these music blogs and get tipped off to something new.

ERIC_I_E/FLICKR

Smoke Don't Smoke:

L.A.-based but not L.A.-focused, Smoke Don't Smoke is a dependable destination for discovering artists from almost any genre you please from the kind of artists who still release albums on cassette. (smokedontsmoke.com)

Flashlight Tag:

The post-almost-anything approach on this blog makes things a little hit-or-miss at times, but a penchant for sweet-voiced bedroom pop keeps me coming back. (flashlighttagmusic.tumblr.com)

East To West:

A hotbed for quiet, quirky electronic music — mostly from Australia — that's the ideal source to load up on subtle summer jams. (easttowestblog.net)

Twitter

@metropicks asked: Scientists revived plants from 400 years ago. What would you like brought back from the past?

@ocj3: a middle class

@santanapoptarts: the best things I would bring back from the past would be my grandparents. They were the most AMAZING people.

@HiddenConXept: Nikola Tesla - So the world would be free of all non-renewable energy sources (Electrical Devices for everyone)

@CDBoudreau: My Grandfather!

@natkaos: Common sense.

@HouseGuyScott: Drive-in movies.

@blipblopp: Chris Farley

@SandraKlaric: Elvis and the Where's the Beef Commercials!

@themaxonline: The dodo so "gone the way of the dodo" can mean the opposite.

@AllenGalley: Leafs winning the Stanley Cup.

@Chuckw12: Real Jobs

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SCENE 2

Dreamgirls come to life onstage at the Arts Club

The sisters of sing. Share their joy. Feel their pain. Dig their music. These beauties are ready to belt.

BACKSTAGE PASS
Graeme McRanor
vancouver@metronews.ca

Onstage joy and backstage drama — that's an economical way to describe the musical Dreamgirls, playing at the Arts Club until July 7.

Loosely based on real-life '60s Motown act The Supremes, The Dreamettes are young, talented and seemingly unstoppable — until rivalry and betrayal join the group.

"Our production of the smash-hit Broadway musical is a testament to the enduring popularity and power of Motown," says director Bill Millerd.

"Dreamgirls speaks to the particular sound of the era that continues to influence popular music and culture to this day."

"Several big talents that are new to our stages, along with the many returning Arts Club performers, will have audience singing along and dancing in their seats," Millerd adds.

The Dreamettes are Aurianna Angelique, Starr Domingue, Karen Holness. The show also stars Ian Yuri Gradner, Daren Herbert, Hector Johnson, Tom Pickett and Alvin Sanders; with Crystal Balint, Lydia T. Campbell, Krystle Dos Santos, Keisha Haines, Shayna Jones, Troy McLaughlin, Hal Wesley Rogers, Matt Ward and Garfield Wilson.

Dreamgirls is at the Stanley Industrial Alliance Stage. Tickets $29-70. More information can be found at ArtsClub.com.

Karen Holness, left, Aurianna Angelique and Starr Domingue star in Arts Club's presentation of Dream Girls at the Stanley Industrial Alliance Stage. DAVID COOPER/ARTS CLUB

Get yer folk on

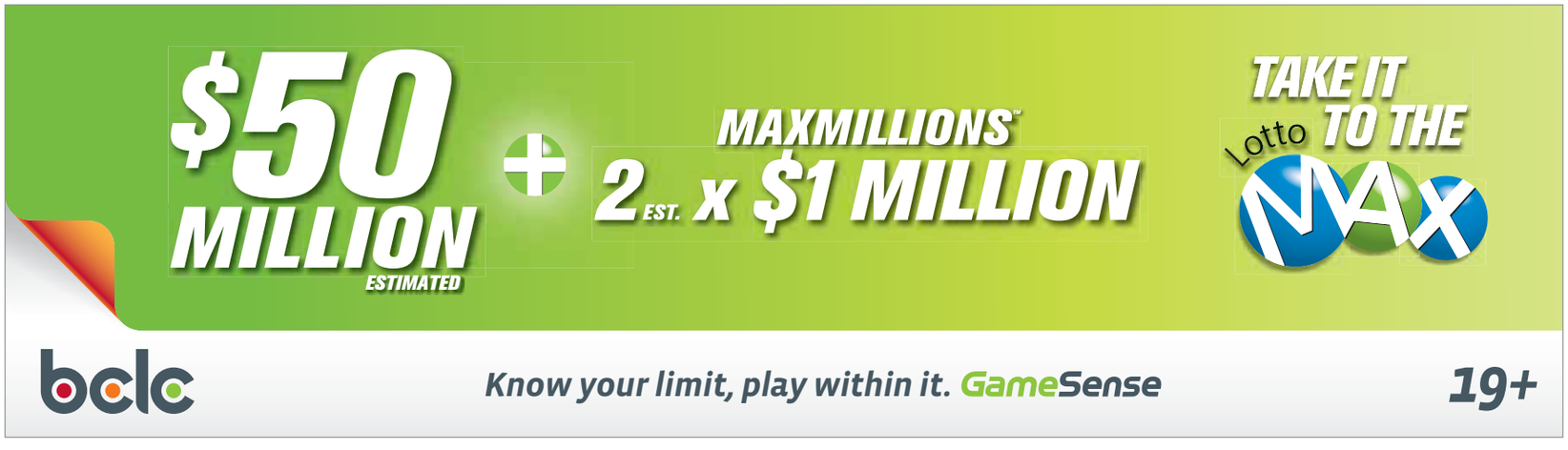
The 36th annual Vancouver Folk Music Festival has announced its lineup and it includes Loudon Wainwright III, Hayden, Hannah Georgas, Kathleen Edwards and many more.

- Says festival director Linda Tanaka: "We're thrilled to bring this amazing roster of diverse, creative, passionate and brilliant musical talent to our 36th festival."
- "Seen together, this list represents a massive spectrum of genres, styles, and streams of folk, world and roots music. Some are based in a particular world cultures, tradition or heritage; some can only be described by stringing a list of genres together."
- Check out the full list at TheFestival.BC.ca

In with a Bhangra

The City of Bhangra Festival kicks off on May 30 (runs until June 8) and the popular rePercussion returns to the festival twice this year in Vancouver and Surrey.

The festival's opening reception happens tonight at 7:30 at Fei and Milton Wong Experimental Theatre at SFU Goldcorp Centre for the Arts; and Thursday, June 6 at 7:30 p.m. at the Surrey Arts Centre.



Dave Franco is getting tired of playing the bad guy. HANDOUT

The other Franco

Interview. Dave Franco, James' younger brother, talks about being a nice guy and how he was dragged into acting

MATT PRIGGE
Metro World News

Dave Franco is known as two things: James Franco's little brother and an on-screen jerk. In 21 Jump Street, he played an entitled high school drug dealer.

In Warm Bodies he was the bitter boyfriend of a girl in love with a zombie.

"I promise this is not a representation of me," Franco says. "At first it was really fun and liberating playing something outside of myself, to be mean. But after a while, not only have I exhausted this kind of role, but people start thinking this is how I really am. I promise I'm a nice guy."

In Now You See Me, a big-budget, all-star caper, he gets to play a mostly nice guy, albeit a sleight-of-hand artist first seen stealing from a tourist.

The production style introduced new aspects that he needed to get used to.

"Louis Leterrier is a very visual director, and a lot of the scenes have multiple cameras flying about, circling around you," Franco says. "Most of the time you have no idea whether or not the camera is catching you."

He also had to learn card tricks.

"I can now cut a banana with a playing card," he reveals. "I wanted it to look realistic."

Though the film's cast is filled with big names, it's hard to be star-struck when your brother is James Franco. He claims his brother didn't get him into the business.

"His manager is the one who dragged me into this whole mess," he says. "My brother has been very supportive. But we don't talk about acting all that much. That said, he did tell me to be patient; to wait for projects I'm genuinely passionate about."

On playing younger

Franco is 27 years old, but looks like a kid. That's why he often gets roles playing younger characters.

- **Quote.** "I don't love it," he says, "but it's more about the role than the age. Everyone always says, especially in the business, it's great to look a lot younger than you are, for longevity's sake. But sometimes I just want to look my damn age and play a character my age. I don't want to play high school again."

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Daniel Radcliffe. ALL IMAGES GETTY

Daniel the boy becomes Radcliffe the man

Daniel Radcliffe isn't opposed to more entries in the Harry Potter franchise, but don't expect him to suit up as the title character anymore — even if J.K. Rowling were to write it. "No more schoolboy stuff," he tells Time Out. "A cameo as Harry's dad? That would be perfect."

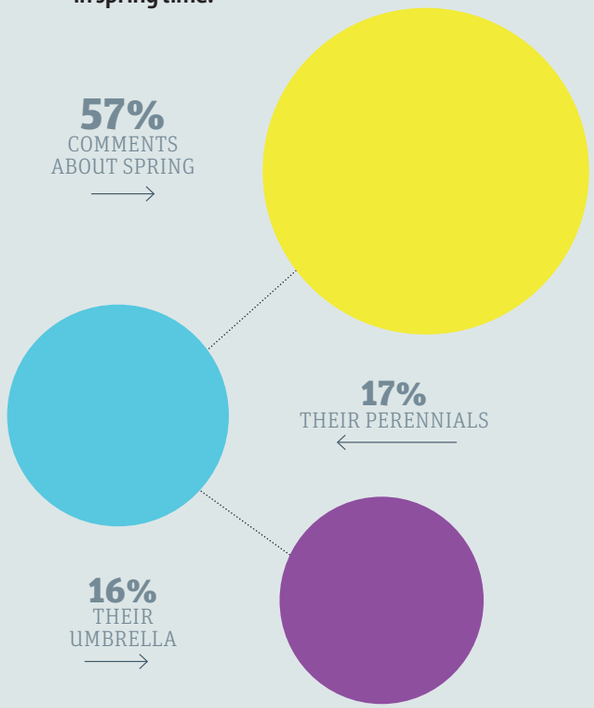
METRO DISH

OUR TAKE ON THE WORLD OF CELEBRITIES

Metropolitan Panel

So how about this weather?

We asked our Metropolitan Panel what they share the most in spring time.*



Share your opinion. Join our Metropolitan Panel at www.metropolitan.ca

*Selections were not exclusive of each other and included other activities.

The Word

Bynes targets cop in most recent Twitter tirade

Amanda Bynes took a break from starting fights with other celebrities on Twitter to brag about how things are going with her latest legal troubles. "My lawyer is getting my case dropped," she tweeted. The lawsuit-happy starlet also addressed the police officer she claimed sexually harassed her during her arrest last week: "His punishment will be being the cop who sexually harassed someone who would never find him handsome enough to be my boyfriend. That's worse than any time in jail," she wrote. "But I am suing him for money compensation. I love having more money in my bank!" The police, though, don't seem too concerned about Bynes' suit. "NYPD Internal Affairs investigators have found no evidence to corroborate Ms. Bynes' allegations," a spokesman tells E! News.

James Lipton

James Lipton reveals pimping past in Paris

Long before he hosted Inside the Actors Studio, James Lipton enjoyed a brief but profitable stint as a pimp in Paris, he admits to Parade magazine. "It was only a few years after (the Second World War). Paris was different then, still poor," he says, explaining that running a bordello gave him enough to live off of for a year. "I did a roaring business. That's how I lived. I was going through my rites of passage, no question about it. It was a great year of my life." Lipton's feelings about the practice of prostitution have clearly changed, though: "I think if you can't earn it on your own, then you don't deserve it."

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The summer music festival makeup guide

Around this time of year, fashion stories telling you what to wear to summer's big outdoor music festivals are inescapable. But what about glittery eyeshadow that won't melt and tinted moisturizer that won't streak after hours of dancing in the sun? We've got you.

ROMINA McGUINNESS
Metro World News

MELTING LIPGLOSS

Yves Saint Laurent
Rouge Pur Couture Vernis À Lèvres Glossy Stain
in 27 Pêche Cerra-Colla
$34, yslbeautyus.com

NARS
Satin Lip Pencil
in Yu
$26,
narscosmetics.com

MAC
Primer Prep + Prime Lip
$16,
maccosmetics.com

What the makeup artist says

"It's all about creating a base that grips," explains LA-based makeup artist Mélanie Inglessis. "For lipstick that lasts and doesn't bleed, apply a light layer of concealer or powder to your lips before adding colour. Or use a lip pencil that is the same colour as your lipstick. Draw the entire lip and colour it inside. The pencil is matte and creates a solid base."

OILY HAIR

Bumble and bumble
leave in (rinse out) conditioner
$24,
bumbleandbumble.com

Batiste
Original Dry Shampoo
$5,
batistehair.com

Leonor Greyl
Detangling Hair Serum
$44,
net-a-porter.com

RUNNY EYE MAKEUP

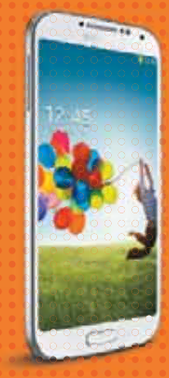
Estée Lauder
Double Wear Stay-In-Place Eye Pencil in Onyx
$21,
esteelauder.com

L'Oréal Paris
Infallible 24 HR Eye Shadow in Eternal Sunshine
$8, lorealparisusa.com

What the makeup artist says

"Glitter may be a summer festival must, but don't use it on your eyelids. It's a loose particle, so you'd need a creamy, sticky base underneath to press the glitter on. And keep away from creamy eye shadow, as this is going to smudge," warns Inglessis. She recommends products that have a long-lasting effect such as a matte eye shadow or waterproof mascara. Another trick to stop things from melting away is to dab some concealer under the eyes: "The more your skin is bare, the more oil it has. The concealer will act like a shield and keep things in place," she adds.

Cover Girl
LashBlast 24 Hour Mascara
$9,
covergirl.com



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Twitter

JEANNE SPACE
Jeanne Beker
life@metronews.ca

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@Jeanne_Beker: Intvw'ed @SethRogan today about "This Is The End", his crazy new film about the apocalypse. How would YOU like to spend YOUR final days?

@TriciaKindleman: in Laboutins...

@cc532: on my final day here on earth I will B eating lobster ravioli & wine with my good friends and family y not steak 2!

@ReelRoula: Stinking drunk on a boat floating in the Med

@InformedStyle: That would definitely be strolling through Paris with my dog Jack, snacking on croissants.

Dodging the NY downpour, drooling over the vintage gems on Madison Ave. at L'Etoile Royale....

Grad student designs on display @Parsons560 gala at Chelsea Piers

With talented and enduring Canadian shoe design legend John Fleuvog @Fleuvog at the @AirCanadaRouge uniform reveal

The Kit

Canadian street style

Spotted in: Vancouver

Sheena
Brand Manager
Age: 30

What she's wearing
Shoes and hat from Topshop, vintage jacket, men's shirt from Club Monaco, Aritzia top, jeans from Club Monaco.

Her inspiration
"The weather today inspired me to dress light yet still layered to keep me warm. I like mixing light with dark colours and this hat adds personality to my look."

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Trends Report

- Wedding season is upon us, and for some, it may be the start of many trips down the isle — as a bridesmaid. Go online to Trends Report to see photos, video tutorials and tips on how to choose the perfect bridesmaid hairstyle — even if it's not your special day.

metronews.ca/voices/trends-report

Follow Irene on Twitter at @MetroIreneK

Fish gone wild: Poached Salmon with tasty julienned vegetables

Wild salmon generally contains "little to no PCBs," says Jeff Morrison, author of the Canadian Fishing Cookbook, and is therefore preferable to farmed salmon.

If you don't know which you're buying, ask the retailer.

1. In a skillet, heat the butter over low heat. Add celery, green pepper, red pepper, fennel seed and parsley. Cook, covered, for 3 minutes; remove vegetable mixture from skillet and set aside.

2. Add water and wine to same skillet. Season with salt and pepper and bring to a boil. Place salmon steaks in skillet; simmer for 6 minutes over low, turning once. Add julienned vegetables to skillet and cook for another 2 minutes until salmon feels firm.

3. Transfer salmon and vegetables to serving plates; sprinkle with lemon juice. THE CANADIAN PRESS/ RECIPE ON THIS PAGE APPEARS IN CANADIAN FISHING COOKBOOK BY JEFF MORRISON (COMPANY'S COMING, JUNE 2013).

Ingredients

- 15 ml (1 tbsp) butter
- 1/2 celery rib, julienned
- 1/2 green pepper, julienned
- 1/2 red pepper, julienned
- 2 ml (1/2 tsp) fennel seed
- 2 ml (1/2 tsp) chopped fresh parsley
- 750 ml (3 cups) water
- 125 ml (1/2 cup) dry white wine
- Salt and pepper, to taste
- 4 salmon steaks (each 250 g/8 oz)
- Juice of 1 lemon, for sprinkling

Poached Salmon with Julienned Vegetables

This recipe serves four. THE CANADIAN PRESS H/O

Cookbook of the Week

Gone fishing

"I never met a fish I didn't like," Jeff Morrison of Ottawa states with conviction.

The avid sportsman, known as The Outdoors Guy in his blog, can now add author to his resumé with not one but two cookbooks coming out June 1 — Canadian Fishing Cookbook and Canadian Outdoor Cookbook.

Morrison has travelled the nation pursuing his passion for catching and eating just about every type of fish and seafood imaginable.

Consequently, his Fishing Cookbook, "is sort of like reading through a diary of my outdoor life."

While some dishes in the book may be more common in the regions where the fish originates — Maritime cod, northern pike, Pacific halibut, — most are accessible in fresh or frozen versions at supermarkets and fishmongers across the country. Other featured species — walleye, bass and trout, for example — are naturally found coast to coast. THE CANADIAN PRESS

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"Number one job site" based on six-month average online job postings for period ending April 30, 2013. Comparison between Workopolis and all other major paid online job boards. Does not include online classified sites or job posting aggregator sites. Statistics provided by WANTED Technologies. © 2013 Workopolis.

Bright ideas for your dining room

Lofty Style

Raw metals, exposed rivets and soldered seams add true industrial style above the table. Victory Pendant, $200, CB2.com.

A reader asks: **I am looking for a chandelier to hang over my traditional dining table. Does it have to be the traditional brass/crystal style light fixture?**

DESIGN CENTRE
Karl Lohnes
home@metronews.ca

Consider choosing an over-the-table light fixture that is more reflective of your space rather than worrying about matching the table and chairs below. The juxtaposition of a modern light fixture over an old table can add an interesting and eclectic look to your dining area. Consider loo king at the architectural design of your space. In an arts and crafts home choose a light fixture with that style; in a loft choose something modern; in a Victorian home choose a period style of light. Matching the light fixture to your decor will add some validity to your choice. Here's a few classic examples; all at $200 or less. Try hanging one of these over a traditional dining table and listen to your dinner guests' oohs and ahhs.

Victorian Style

Drama, drama, drama adds theatrical elements to high ceilings and ornate mouldings. Concerto 6-light Black Chandelier, $180, homedepot.ca.

Boxy Condo

The beauty is in the simple lines that blend with clean lines. Get a dimmer for this fixture and it will glow at night. Oblong Pendant, $80, eq3.com.

Arts & Crafts

Hand-crafted-looking metal and oiled bronze finishing adds to the worker arts-and-craft-style house. Add decorative square shades for a designer touch. Jamestown 5-light Chandelier, $180, livinglighting.com.

Country Home

A bit of whimsy and fun brings creative license to the table. Les Folles Bird Cage Light, $178, sears.ca.

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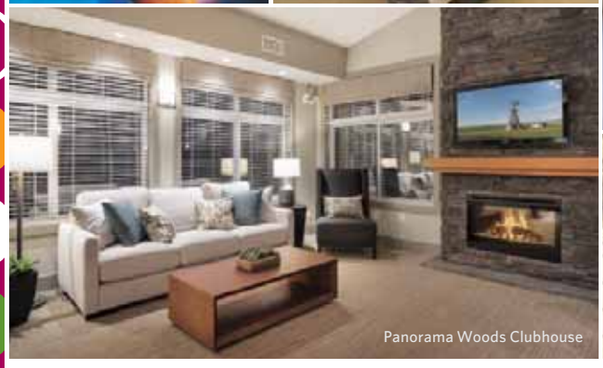

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ENGLISH MEWS 2 — A HIDDEN GEM

The key to a great home is a good mixture of location, quality and affordability, according to Charan Sethi, president of Tien Sher Group of Companies.

That's the winning combination that's drawing so many people to English Mews, Tien Sher's new townhouse development in New Westminster's Queensborough neighbourhood.

On May 25, Tien Sher launched the third and final phase at English Mews 2, with 20 homes move-in ready for spring 2014.

"Many of our buyers are families and young couples," Sethi says. "We just sold two more three-bedroom homes to families with children and another to a couple getting married, moving into their first home together."

For those seeking a diverse community, Sethi says English Mews should be at the top of your list.

"Right now we have families, couples and even some single-occupancy homes. Downsizers, too. The mixture makes this a vibrant development to live in."

CONTRIBUTED

Indoors, the two- and three-bedroom townhomes at English Mews feature gorgeous custom-designed interiors complemented by exceptional amounts of natural light pouring in through oversized, double-glazed energy-efficient windows and patio doors.

All homes come with a seven-piece Energy Star appliance package, high-grade laminate and carpeted flooring, three-centimetre thick quartz slab counters atop custom cabinetry, and privacy-enhancing engineered party-wall construction.

Rounding out the finishes are crown mouldings, mosaic tile and glass backsplash, deep soaker tubs, and a summertime favourite, open-air balconies with natural gas hookups for barbecues.

Townhomes at English Mews start from $334,900. "These same homes in nearby Richmond would be $600,000 and up," Sethi says.

How can Tien Sher offer such affordability?

"Queensborough is a bit of a hidden gem," Sethi says. "If you miss an exit on the highway you literally miss it, but it's a great, family-friendly little enclave with lots of green space. Schools are a short walk from home, and homeowners have easy access to a diverse array of shopping options nearby at Queensborough Landing.

"English Mews gives residents the opportunity to be part of a great little community."

Visit the presentation centre at 1135 Ewen Ave., Unit 10, New Westminster. Open daily (except Friday) from noon to 5 p.m. For more, call 604-517-1688 or visit englishmews.com.

WELCOME TO THE NEIGHBOURHOOD

The Quattro Street Fair is the social event of the year on Whalley Boulevard in Surrey.

"It's very big for us and the neighbours," says Charan Sethi, president of Tien Sher Group of Companies.

"The neighbourhood hasn't had an event like this for as long as anyone can remember."

Each year, more than 400 revellers of all ages come down to enjoy the street party with food vendors, crafters and local business owners, and live entertainment by local artists, dancers and musicians.

Now in its fourth year, the fair is open to all on July 6 from 11 a.m. to 4 p.m. in front of the Quattro 3 and Balance discovery centres, on Whalley Boulevard between 108th and 107a Avenue in Surrey.

Quattro 3, the most recently completed addition to Tien Sher's growing 12-acre master-planned neighbourhood, was built to foster community, Sethi says. Located a seven-minute walk from Gateway Station in downtown Surrey, the six-storey, 164-unit community of condos has about 27 homes left for sale.

Condos start at $159,900 for a junior one-bedroom, $176,900 for a one-bedroom, and $261,900 for a two-bedroom.

The home interiors are highly adaptable to Quattro's diverse range of buyers, Sethi says. Finishings are practical and high-quality, including large floor tiles in high-traffic areas, granite countertops, a ceramic tile backsplash and a seven-piece Whirlpool and Samsung appliance package.

A lifestyle of convenience is key for residents, Sethi says. The neighbourhood is located a short walk from Surrey's vibrant downtown core, including brand new restaurants, a central library branch, city hall, community plaza and performing arts centre. Two major shopping malls, Central City Mall and Guilford Town Centre, are also close at hand, giving residents access to more than 300 retailers.

CONTRIBUTED

When it's time for exercise or play time, there are several gyms and more than 110 acres of parkland close by, including Surrey's newly revitalized Holland Park. Quattro's own beautifully landscaped green spaces include a playground and park benches.

"We want to help our residents connect with their community," Sethi says.

The Quattro Discovery Centre is open from noon to 5 p.m. Saturday through Thursday at 10768 Whalley Blvd. in Surrey. For more, visit quattroliving.ca.

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THE FEEL OF A NEIGHBOURHOOD

This coming fall, North Richmond's Parc Riviera will celebrate the completion of its new townhomes just as the school year gets back into full swing.

"We couldn't think of a better time to open our new townhomes to residents," says Dave Bauman, sales and marketing director at Parc Riviera. "This is very much a family-oriented development, and it's important to us that families living here are able to integrate into the community."

Luckily for Parc Riviera residents, Tait Elementary School is just two blocks away, and Langara College is a 12-minute drive north. For parents with younger children, there's even a daycare within the development.

CONTRIBUTED

The master-planned Parc Riviera community is currently under construction on the banks of the Fraser River in North Richmond. Prices start at $239,900 for condos and $429,900 for townhomes.

"Parc Riviera is great for families looking for great value, but want to offer their kids the best neighbourhood, and quality amenities possible," says Bauman, adding that Parc Riviera was designed to create a neighbourhood feel.

"It's a place where residents can spend time outside with their kids. We designed it specifically to maximize green space and community areas."

Parc Riviera was planned with more than five acres of green space. Of the first phase of townhomes to be move-in ready this fall and condos by spring 2014, 65 per cent of the area will be green space.

For families, that means a lot of places to exercise, socialize and play. There are two major parks in the community, as well as plenty of trails, kids' play areas, a picnic area, a stage for community performances, tennis courts and sunset seating on the master-planned community's 20 acres of waterfront.

The green space is also woven among the condos and townhomes so that every home has green space and lush landscaping at its doorstep.

When families need the necessities, diverse shopping is easily accessible nearby along the Bridgeport corridor. Bridgeport SkyTrain Station along the Canada Line is just a 10-minute walk away.

ENJOY EXPANSIVE VIEWS OF THE CITY, WATER AND MOUNTAINS

Family life comes naturally in Parc Riviera homes, according to Dave Bauman, sales and marketing director at Parc Riviera.

"The interiors were designed with durable, high-quality features built to last," he says.

The apartments will range from 519 to 1,300 square feet, and the townhomes will measure approximately 1,100 square feet. The homes' nine-foot ceilings are designed to let in lots of light and give the homes a sense of space, Bauman says.

The high-end esthetic and durability continues in the homes' interiors. The upscale appliances and finishings include solid quartz countertops, engineered hardwood floors and stainless steel GE Café appliances and a five-burner gas range.

The oversized balconies will fit four around a table, plus a barbecue, for a more private enjoyment of the fantastic view Parc Riviera offers.

The condos and townhomes will have some of the best views in the city. The development's first phase of four buildings will look out over the Fraser River and North Shore mountains. An added bonus to the panorama is the 4,000-foot dyke trail that lines the Fraser River in front of Parc Riviera, and offers expansive views of the city, water and mountains.

When residents would rather get their exercise indoors, Club Riviera, the private community centre for residents, offers a fully equipped gym with weights and cardio equipment, as well as a lap pool and hot tub.

The development's utilities provide a way for residents to live a little greener. Parc Riviera's geoexchange system is designed to provide efficient heating in the winter and cooling in the summer, and will help residents cut down their energy use and save on energy bills.

Both developers, Dava Developments and Oris Consulting, consider sustainable living a priority in their projects, and both have a proven track record in Richmond, Bauman says.

THE LURE OF THE RICHMOND WATERFRONT

Parc Riviera is the full-package deal, says Dave Bauman, sales and marketing director at the development.

"We've got something really special here," he says. "With townhomes starting at $239,900, which equates to $369 per square foot, Parc Riviera offers the best value, quality and amenities in the Lower Mainland."

While other equivalent homes in Metro Vancouver are selling for double that price, Parc Riviera has the added benefit of a great waterfront location and is easily accessible to downtown Richmond, YVR and Vancouver via the Oak Street Bridge or Knight Street Bridge.

"It's the best price for riverfront property in Richmond," Bauman says.

Visit the Parc Riviera presentation centre at 10111 River Dr., open daily, except Friday, from noon to 5 p.m. For more, call 604-231-5900, or visit parcriviera.com.

CONTRIBUTED PHOTOS

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DAVA DEVELOPMENTS ORIS

CULTURAL HUB AT 188 KEEFER

Immortalized in the photographs of Vancouver artist Fred Hertzog and ornamented with distinctive red lampposts, Chinatown is one of Vancouver's most distinctive neighbourhoods.

It's home to an eclectic mix of nationalities, shops, restaurants and entertainment. And in the midst of it all is 188 Keefer.

This 156-condo, 17-level development by Vancouver's Westbank was designed with an eclectic taste in mind, says Alexa Paukkunen, sales and marketing director at Magnum Projects.

"Chinatown has this really amazing mix of people and places and we wanted to make sure that 188 Keefer contributed to that, not detracted from it," Paukkunen says. "This is one of Vancouver's great cultural hubs."

Chinatown is a hip midpoint near Vancouver's downtown, central to many cool destinations for visitors and locals.

Keefer is part of the main route of Chinatown's famous Chinese New Year parade every year, which includes lion dances, marching bands, dancing and martial arts performances.

Shopping down Main, Keefer, Pender and East Georgia streets includes many small Chinese shops filled to the brim with authentic knick-knacks of all kinds. Buy paper lanterns to hang around the home, a jade charm, a vintage Chinese armoire, a bamboo steamer, or a sparkling cellphone charm.

Grocery shopping is close at hand with small grocers and farmers markets in the neighbourhood, and larger chains T&T Supermarket and Nesters Food Market within walking distance.

At night, between May and September, the newly revitalized Chinatown Night Market is bustling with vendors, food and unique entertainment including mahjong and Ping-Pong tournaments.

For a marriage of the great outdoors with traditional Chinese culture, 188 Keefer residents can head down the street to the Dr. Sun Yat-Sen Classical Chinese Garden, named best city garden in the world in a 2011 book by National Geographic.

Andy Livingstone Park, Oppenheimer Park and Portside Park are all within walking distance when residents are looking for green space.

Chinatown is also eminently accessible by foot, bike and public transit from Gastown and downtown, and the plethora of stores, restaurants, services and entertainment.

"Getting into this neighbourhood at this price is a rare opportunity," Paukkunen says.

CONTRIBUTED

DESIGNED WITH COST-EFFICIENCY IN MIND

People who live and work in Chinatown and the Downtown Eastside should be able to own a condo there too, says Alexa Paukkunen, sales and marketing director at Magnum Projects.

That's the objective of 188 Keefer. Homes are designed with cost-efficiency in mind, so that lower-income buyers can afford them.

"Everything from the strata fees to the layouts is made to maximize achievability and affordabilty of the home," Paukkunen says.

Customized mortgage solutions and financing scenarios will be available to further enhance affordability. Qualified buyers will be able to purchase a condo with just five per cent down.

In 2012, Westbank, the developer, built a similar project called 60 West Cordova, designed to provide affordable housing for people in the Downtown Eastside.

"With 188 Keefer we wanted to do a similar thing, creating more opportunities for locals to own at a reasonable price," Paukkunen says.

CONTRIBUTED

TAILORED TO THE NEIGHBOURHOOD

Fitting a development into an eclectic neighbourhood starts inside the home, according to Alexa Paukkunen, sales and marketing director at Magnum Projects.

Homes at the new Chinatown development 188 Keefer were designed from the inside out. One-bedroom homes start at $239,900 and two-bedroom homes start at $399,900.

Because the condos will be selling at an achievable price point, they were tailored with interiors that are "high quality, and representative of what purchasers are looking for," Paukkunen says.

Podium homes will feature stainless steel appliances, polished granite countertops, Kohler fixtures and premium plank vinyl flooring in light oak.

Tower homes will have engineered hardwood flooring, Miele and Blomberg stainless steel appliances, Corian countertops and custom back-painted glass backsplashes.

The exterior is also tailored to the neighbourhood, with a precast concrete cornice characteristic of architectural expressions found throughout Chinatown. Emerging from the lower podium section, the modern tower "is symbolic of the new emerging architectural form in Chinatown," Paukkunen says.

Retail on the ground floor of 188 Keefer will integrate the development into the surrounding buildings, providing a space for local businesses as well as convenient shopping and services for residents.

Inside the building, nearly 4,000 square feet of amenity space gives residents a social space to relax.

The 2,500-square-foot outdoor terrace is the perfect place to host a midsummer get-together, with its barbecue, large dining table and seating area around the outdoor fireplace. Urban agriculture garden plots and a children's play area provide a place for kids and adults to play.

Residents will be able to entertain their guests in style in the indoor lounge, which features a large dining table and kitchen with a spacious living room seating area and flat-screen TV for game nights.

When residents don't have the time to run or bike the Seawall, the building's fitness facility provides a place to exercise close to home.

The 188 Keefer information centre is opening soon at 190 Keefer St., Vancouver (corner of Main and Keefer). For more, call 604-620-2018, or visit 188keefer.com.

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LIVING IN THE LAP OF LUXURY

Resort-style pampering is the order of the day at Surrey's Park Avenue. The new condo development gives residents the amenities of a fine hotel, according to Isaac Chan, sales director at Concord Pacific.

"We wanted to make condos that would be more than just great on the inside," he says. "We wanted to give residents the sense they were living in the lap of luxury."

Park Avenue, a 40-storey condo tower and the newest addition to the master-planned Park Place Community in Surrey's city centre, was inspired by resort lifestyle, Chan says.

Amenities at Club PA, Park Avenue's exclusive amenities space, include an outdoor swimming pool and private, resort-inspired cabanas.

Residents can spend time by the pool house with its entertainment kitchen, hot tub, steam room and sauna. For film screenings and other entertainment, residents can head to the entertainment lounge and karaoke media room.

For a romantic getaway within the building, the sky garden offers breath-taking views of the city lights.

Residents can get fit using the private tennis court, yoga pavilion, putting green, and fully equipped state-of-the-art fitness gym. There's even a golf simulator for residents to practise their swing.

"The amenities encourage residents to get out and enjoy themselves, maybe meet their neighbours or entertain their guests, and definitely have a good time," Chan says.

The master-planned Park Place Community is an integral part of Surrey's City Centre, Chan says.

The neighbourhood provides convenient access to shopping and transportation. Park Avenue is a short walk from the King George SkyTrain Station, Park Place Plaza, SFU Surrey Campus and Central City Shopping Centre, which has 130 shops and services, including Surrey's own Central City brew pub.

A walk in the park is also easy to get to. The landscaped gardens and natural water features within the development cultivate a peaceful atmosphere if residents want to stay within Park Avenue. Also, the 350-metre-long Quibble Creek greenway is just a stone's throw from home.

The newly upgraded Holland Park is also a short walk away and hosts many community events throughout the year, including Surrey's Fusion Festival and summer movie nights.

STRONG ECONOMY WILL BOOST SURREY'S PROPERTY VALUES

The city of Surrey is undergoing an unprecedented growth spurt, according to Isaac Chan, sales director at Concord Pacific.

Since 2001, Surrey's population has increased by 100,000, and is projected to increase by another 250,000 by 2040.

The city's revitalized centre includes a new public library by Bing Thom architects, a new RCMP building, SFU Surrey and Central City shopping mall, city hall and civic plaza.

"The city of Surrey is steadily becoming a world-class city," Chan says. "Businesses and density are encouraged, but that growth is balanced with well-planned green spaces and transportation options."

These are precisely the factors that make Park Avenue a savvy investment, he says. "Surrey's strong economy will be boosting property values and increasing demand from renters far into the future."

Park Avenue's master-planned community, Park Place, is positioned to give residents the very best living experience, from the smallest detail in the homes themselves to the access Park Avenue provides into the surrounding city.

REST & RELAXATION

Rest and relaxation are exactly what residents need when they come home from a day's work, and that's precisely what the suites at Park Avenue are designed to deliver, says Isaac Chan, sales director at Concord Pacific.

"We want our residents to feel a sense of relaxation as soon as they walk in the door," he says. "Part of that was designing Park Avenue homes to be convenient, high-quality, and well laid out."

Buyers can choose from four colour schemes — Impression, Reflection, Manhattan and Hamptons. "Our interior designers chose these colours and textures to invoke serenity," Chan says.

Features include wide-plank laminate, carpet and marble tile flooring, under-cabinet LED lighting, engineered quartz countertop, marble tile backsplash, and soft-close laminate cabinetry with open glass display shelving.

CONTRIBUTED

The 40-storey tower offers 424 one- to three-bedroom homes between 450 and more than 1,000 square feet. Park Avenue homes start at $182,900 with 250 homes priced less than $250,000.

"It's excellent value, and buyers get a chance to be part of a burgeoning city," Chan says. "Surrey is predicted to surpass the population of Vancouver in 20 years."

Each Park Avenue home is a marriage of functionality and luxury, Chan says. Each well-appointed unit comes with a beautiful, European-styled integrated appliance package, including a bottom-mount, counter-depth panel fridge to match the cabinetry, a hood fan, dishwasher, gas cooktop, wall oven and microwave.

Stackable front-load washer and dryers provide maximal convenience in minimal space.

In the bathroom, residents can feel pampered with engineered quartz countertops, an undermount sink with a polished chrome Kohler faucet, and large marble-tile flooring and shower surrounds.

"There's a real sense of simple beauty in these homes," Chan says.

Open balconies or terraces for the suites make the perfect place for a barbecue with friends or a dinner for two.

Prospective buyers are invited to experience Park Avenue's high style for themselves at the development's dramatic two-level presentation centre, located on Park Place Plaza beside the King George SkyTrain Station. It's the largest presentation centre in Surrey.

"The only way to truly experience Park Avenue is to come see it in person," Chan says.

For more, visit parkavenueliving.ca.

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FITTING FRAME FOR NATURAL BEAUTY

TAMARACK BY POLYGON IN COQUITLAM

Whistler-inspired homes bring the outdoors in at Tamarack, a new development in Coquitlam by Polygon.

Big beautiful windows, exposed timber beams, cultured stone and cedar shingles conjure associations with the famous B.C. ski and spa retreat, creating a fitting frame for Coquitlam's verdant natural beauty, says Theresa Liljedahl, sales manager at Tamarack.

The community of two-bedroom condos is situated on a gentle slope at the base of Westwood Plateau. Homes start at $299,900 and range from about 815 square feet to more than 1,000 square feet.

Tamarack homes were designed by Raymond Letkeman Architects to give residents the sense they are on a retreat, Liljedahl says.

"We want Tamarack to take the weight off residents' shoulders so they can relax in their beautiful home," she says.

Big double-glazed windows bring in lots of natural light and offer spectacular views of the surrounding green space, including Town Centre Park and Lafarge Lake. The homes' contemporary interiors are also reminiscent of a modern Whistler Lodge.

The open floor plans create a sense of space, and the gourmet kitchens offer a gathering place.

Quality finishings in the homes include granite countertops, sleek flat-panel laminate cabinetry, ceramic tile backsplashes, high-quality laminate flooring, and upscale stainless steel appliances including Energy Star dishwashers and gas ranges.

Tamarack's spa-inspired bathrooms encourage relaxation with luxurious marble or quartz countertops, ceramic bath and shower surrounds with mosaic tile accents, Grohe polished-chrome faucets and towel racks, and deep ensuite soaker tubs.

In the master bedrooms, keep that shoe collection in order with the large walk-in closet.

There is no need to leave home on a Friday night. Kitchens are great for entertaining and the spacious balconies and patios protected by large roof overhangs give residents the perfect place to entertain, or just enjoy the sunset.

"Tamarack has all the luxurious trappings of an alpine vacation home," Liljedahl says.

CONTRIBUTED

Visit the Tamarack presentation centre to view the three display homes at 3156 Dayanee Springs Blvd, which is open from noon to 6 p.m. (except Friday). For more, call 604-552-3003, or visit polyhomes.com.

THE TIMBERS CLUB

The spa-like atmosphere of Tamarack reaches its peak in the amenity space, The Timbers Club, says Theresa Liljedahl, sales manager at Tamarack.

"This is a space for kids and adults to exercise, relax and play," she says.

Swim some laps, then relax in the sauna or whirlpool spa, or catch some rays in the summer while the kids play in the pool.

There is no need to leave Dayanee Springs to get first-class exercise. This 7,500-square-foot residents-only clubhouse has a fully equipped gym.

Guests are welcome on the furnished terrace where residents can show off their grilling skills on the entertainment-sized barbecue.

When it gets cool, head indoors to the shared great room with its stone fireplace, lounge seating and billiard table, or watch a movie on the big screen in the theatre room.

SETTLE INTO RELAXATION AT TAMARACK

The secret behind Tamarack's appeal is the sense of quiet and relaxation that come from its location at the base of Westwood Plateau, says Theresa Liljedahl, sales manager at Tamarack.

Mix that with the development's close proximity to Coquitlam's best grocery shopping, malls and services, and you have a winning combination, she says.

Tamarack is the final collection of apartment homes at Polygon's master-planned Dayanee Springs community, based in Coquitlam's Westwood Plateau.

"Dayanee Springs is Vancouver's own mountain village getaway," Liljedahl says. "No need to go to Whistler."

Coquitlam is home to many beautiful parks and more than 90 kilometres of trails, including a portion of the Trans Canada Trail, so residents can take a quick walk or opt for an epic hike. The forest is at their fingertips.

On June 15, don't forget to get your fishing rod out for the annual Free Fishing Day at Lafarge Lake, within walking distance from Tamarack.

CONTRIBUTED

And on Canada Day gather with hundreds of other excited revellers to celebrate with food, performances and "Light up the Night" fireworks at Lafarge Lake.

For a cultural excursion any time, there are lots of options, including the nearby Evergreen Cultural Centre with its art exhibitions, performances and arts programs.

When a day of shopping is in order, Coquitlam Centre is within walking distance with its more than 910,000 square feet of retail space. Chances are Tamarack residents will be able to find what they are looking for.

Closer to home, the centrally located, oversized grass courtyard is dotted with park bench seating, creating a calm natural setting.

Dayanee Springs was built by Polygon Group of Companies, a well-respected homebuilder that has built more than 21,000 homes in the Lower Mainland and has earned its reputation, not only with its quality homes and sound construction, but with its exceptional customer service.

"The Polygon name means a lot when it comes to buying a new home," Liljedahl says. "Tamarack is the last building going up in the Dayanee Springs community, so this is the last opportunity buyers will get to purchase a new home in this master-planned community."

Tamarack by Polygon. Spacious two bedroom Whistler-inspired apartment residences within the master-planned community of Dayanee Springs in Coquitlam. With an abundance of convenient urban and natural amenities at your doorstep plus a membership to the 7,500 square foot residents-only Timbers Club, you have the space and freedom to choose. Tamarack truly is care-free resort-inspired living.

Spacious two bedroom homes priced from $299,900.

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TAMARACK
DAYANEE SPRINGS

FUN AND VIBRANT

ROLSTON WILL CATCH YOUR EYE DOWNTOWN

There's a new neighbour on the block on Granville Street downtown. The Rolston condo tower will be move-in ready for September.

This unusual addition to the downtown core is identifiable by its cherry red exterior styling. Built at the south end of Granville Street downtown, the Rolston definitely stands out, says Karen Hoff, project manager with Pilothouse Real Estate.

"Rolston is a fun new addition to the Vancouver skyline," Hoff says. "The red is really eye-catching."

What's the point of a boring development, anyway? The Rolston's distinctive personality was created by Rize to bring vibrancy to the community, Hoff says.

That fun starts with the 27-floor development's oversized balconies and distinctive styling, which give the exterior a playful, modern look.

"The Rolston has been designed to appeal to the development's target demographic — adventurous urbanites looking for something different," Hoff says.

Located at 1336 Granville St. off Davie Street downtown, Rolston's visual personality suits the energy of its neighbourhood.

Available condos range from $459,900 to $619,900. The 189 one-bedroom and two-bedroom homes range from 581 to 889 square feet.

Rolston's personality continues indoors, with interior design in four high-impact colour palettes including light grey or white quartz countertops, cabinets in a soft latte or high-gloss grey or white, high-end laminate flooring in grey, taupe or mocha, and a glass tile kitchen backsplash in clear, teal, black or orange.

All condos are equipped with stainless steel Whirlpool appliances and a stacking washer and dryer.

Bathrooms are outfitted with white subway wall tiles and large porcelain floor tiles, a big soaker tub and dual-flush toilets. Large windows line each unit, maximizing natural lighting and views of the city, False Creek and North Shore Mountains.

"These homes have just as much substance as they do style," Hoff says.

Visit therolston.com, or the Rolston sales centre at 140–1265 Granville St.

HELPING YOU GET IN THE MARKET

To celebrate the upcoming completion of Rolston, Rize Alliance is offering a program to help qualified homebuyers get into the market.

Rize will pay off your mortgage at $1,000 per month for three years, or $500 per month for six years.

"This program allows you to own a two-bedroom condo in downtown Vancouver for less than it's going to cost you to rent a simple one-bedroom," says Karen Hoff, project manager at Pilothouse Real Estate.

Applicants must be renting currently to qualify.

"There's this whole perception of 'I can't get into the market,' and the only way to live downtown is to rent," Hoff says.

"Rize wanted to be able to offer help to new homebuyers, particularly young people. With this program almost anyone can afford a condo at Rolston."

CONTRIBUTED

STEPPING OUT AND DARING TO BE DIFFERENT

Some of the best buildings in the city dared to be a little architecturally subversive. Echoing Vancouver landmarks like the Dominion Building, the Sun Tower, Science World and the new B.C. Place Stadium, the Rolston is stepping out.

This 189-unit condo development by Rize Alliance Properties has character in spades, from its distinctive red exterior styling to the connected heritage R&B bar, The Yale, which is being restored as part of Rize's development commitment

"Once a rundown neighbourhood, the Granville Strip is fast becoming an eclectic centre for retail, restaurants and entertainment," says Karen Hoff, project manager at Pilothouse Real Estate.

Rolston is located at the south end of Granville Street, just north of the Granville Street Bridge. The development is just a few minutes walk from many of Vancouver's best restaurants, stores and entertainment venues.

"Rolston residents will have amazing convenience at their fingertips," Hoff says. "Need dinner? There's sushi, pizza, curry — you name it. The same goes for entertainment."

At the same time, the development is situated slightly off the beaten path in a quieter location than its neighbours a couple blocks to the north.

When Rolston residents want a breath of fresh air and some green space, George Wainborn Park or the Seawall are just one and two blocks away, respectively. Almost everything else that's not walkable is highly accessible via public transit right outside the building.

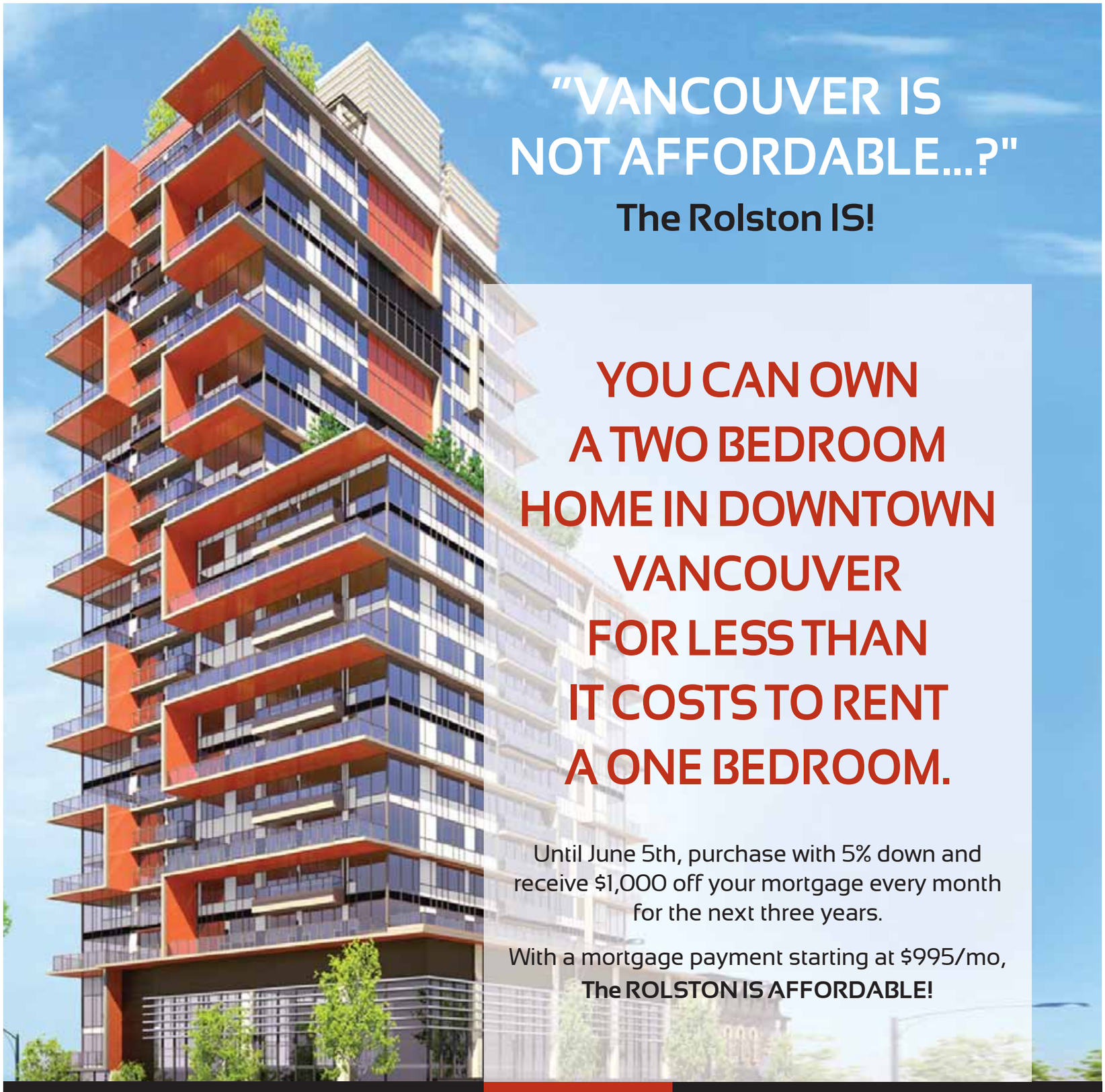
"Most residents won't need a car for their day-to-day because of Rolston's convenient location," Hoff says.

When residents would prefer to stay inside, they can enjoy two shared outdoor spaces, the Terrace and the Gardens.

Host a soirée or relax with a cool drink on the Terrace, a large outdoor space on the 16th floor that includes greenery, seating and a barbecue area.

On the roof, residents will find the Gardens, a 4,000-square-foot shared space that soars 290 feet above the Pacific. From here residents can enjoy panoramic views and lots of amenities, including a barbecue bar. Green thumbs can garden to their hearts' content in rooftop urban agricultural plots. We just don't advise playing frisbee.

Visit the Rolston sales centre at 140–1265 Granville Street. For more, see therolston.com, or call 604-688-8927.



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PRACTICAL, AFFORDABLE HOMES

The tallest building in Burnaby is about to go up. Far from being imposing, this equivalent to 55-storey tower, called Altus, will be a friendly giant, says Lisa Murrell, sales and marketing manager at Appia Developments.

"Altus homes were efficiently designed with families and young couples in mind," Murrell says. "It's meant to foster a sense of community."

Homes start at $293,900 and range from 539-square-foot one-bedrooms to 1,709-square-foot three-bedroom penthouses.

Lots of families are buying into higher density communities in recent years, Murrell says.

"Altus offers a really great price point to get into the market. We've been seeing a huge demand from families for the lower-level three-bedroom homes in particular."

Altus is the second tower in the master-planned community of SOLO District, located in North Burnaby near Brentwood Mall.

The attractive, practical interior design for each home, by Cristina Oberti, features colour schemes in Grigio or Noce.

High-quality finishings in every home include Italian Armony Cucine cabinetry, Kohler fixtures, polished quartz countertops, engineered hardwood flooring and custom roller blinds.

CONTRIBUTED PHOTOS

"Families with kids still appreciate a high-quality home," Murrell says. "Better quality materials also offer a better defence against wear and tear."

Kids and adults alike will love the scenery, she says.

The nine-foot ceilings, seven-foot doors and large windows in every unit make the most of the wide views of the North Shore mountains, Mount Baker and downtown Vancouver.

Appia Development, the developer of Altus, realized that buyers were interested in more than just looks in a home, Murrell says. That's why the towers of the SOLO District community, including Altus, are all designed to LEED Gold equivalency. This includes the geoexchange heating and cooling system that not only saves residents money on bills, but also reduces their energy usage.

"We wanted to design homes that were beautiful, but also very practical and affordable," Murrell says.

The official launch of Altus is coming soon. Visit solodistrict.com for details.

SUITED FOR EVERY TYPE OF LIFESTYLE

What do you get when you build a neighbourhood of 1,400 condo homes in four towers, then add a common green space, a Whole Foods, cafés, retail stores, and an office tower?

You get a bona fide community, says Lisa Murrell, sales and marketing manager at Appia Developments.

"It was really important for us when designing this development to factor in the lifestyle element outside the homes — to make sure we made SOLO District into a place people would want to grab a cup of coffee, do their grocery shopping and have an opportunity to chat with their neighbours," Murrell says.

The master-planned SOLO District community will offer a range of retailers, eateries and service providers in the ground floors of each of its four towers, adding colour and convenience to the neighbourhood. That's not to mention the 150 stores, restaurants and services of all types at Brentwood Town Centre across the street, including Zellers, London Drugs and Starbucks.

CONTRIBUTED

When residents need to travel farther, they are just a three-minute walk from North Burnaby's largest transit hub, the Brentwood Town Centre bus loop and SkyTrain station. From there, it's just a 20-minute ride to downtown Vancouver, or downtown Surrey, and about 10 minutes to Production Way Station for those who commute to Simon Fraser University.

Closer to home, Altus residents will have their pick of fantastic amenities. The rooftop will house Club 55, a residents-only, 5,000-square-foot amenity space. Watch the game in the media centre, host a grill-a-thon in the outdoor space and barbecue area, or challenge neighbours to a game of billiards or Ping-Pong.

Another exclusive barbecue area will be available on Level 15, complete with quiet seating and a rooftop garden.

Residents will share a large fitness centre with the office space that's slated to occupy the development's first 14 floors. The gym will include an outdoor multi-court for team tournaments of every stripe, from badminton to floor hockey.

With their home purchase, buyers will also each receive a complementary one-year membership to the Modo Car Share program, with three dedicated vehicles available they can borrow.

"Everything we do is geared toward making SOLO District the best place to live in Burnaby," Murrell says.

ENVIRONMENTAL WELL-BEING

Modern families aren't just concerned with the well-being of their children and the comfort of home — they also want to live an environmentally friendly lifestyle, says Lisa Murrell, sales and marketing manager at Appia Developments.

Appia Developments went the extra mile to provide energy efficient heating and cooling for all homes at the development. In partnership with Fortis BC, Appia is providing residents with a built-in geothermal heat exchange system.

The system uses the relatively stable temperature of the Earth, circulated throughout the building via heat pumps, to provide unlimited heating and air conditioning to every home. Since the system reduces gas and electricity usage, that translates to big savings on the cost of heating compared to a conventionally heated building.

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UNIQUE OPPORTUNITY

After months of careful planning and renovations, Pacific Point condos are move-in ready. Pacific Point's first residents will be calling the tower home starting the first week of June.

"We're very excited that our hard work is finally coming to fruition," says Lisa Murrell, sales and marketing manager at Bosa Development. "It's always rewarding to see residents able to enjoy their new homes."

Bosa Development found a creative way to turn the Yaletown tower, which formerly housed rental apartments, into a curated collection of new, freshly renovated condos.

"Many of our buyers are coming from smaller apartments and want to move into a bigger space," Murrell says. "Our prices are about 10 per cent less than equivalent condos in Yaletown, so many of our buyers have seen this as a unique opportunity. Not to mention there is no HST or GST."

The 28-storey tower, on Homer Street just north of Pacific Boulevard, has 214 units including studios, one-bedroom-and-dens, junior-two-bedroom-and-dens, two-bedroom-and-dens and penthouse suites. Sizes range from 448 to 1,678 square feet. Prices start at $385,000.

Even though the structure is 20 years old, Bosa is offering a 2-5-10 warranty to ensure buyers feel secure in their purchase.

Inside, each unit is new and professionally interior designed with a colour scheme in latte or grey, with flooring in laminate wood, porcelain tile and deep, durable carpet.

CONTRIBUTED

"The floor-to-ceiling windows in the dens give quite a view," Murrell says.

Quality finishings continue in the kitchen with Armony Cucine cabinetry, a quartz slab backsplash, polished quartz countertops and sleek undermounted sinks.

Useful details include under-cabinet task lighting, soft-close doors and drawers, and an Energy Star stainless steel appliance package.

Bathrooms are equipped with low-flow Kohler shower heads and toilets, deep soaker tubs, and glass-enclosed showers in selected ensuites. Homes also come with a full-sized stacking washer and dryer.

There is still a great selection of home prices and sizes available, Murrell says. And for those who like a few perks, when owners pick up their keys they can also pick up a gift from Bosa — a $500 gift certificate for Palladio, Vancouver's premier jeweler (one per suite).

"We wanted to thank our buyers for their investment in quality," Murrell says.

For more, see pacificpointcondos.com.

CONTRIBUTED

WELL-DESERVED REPUTATION

Bosa Development is known for its high-quality work — so much so that some clients will insist on buying only from Bosa, says Lisa Murrell, sales and marketing manager at Vancouver-based Bosa Development.

"Clients will come in having heard of Bosa's track record, or having owned a Bosa home themselves in the past, and they'll want to buy again because of the level of quality we offer," Murrell says.

It's a well-deserved reputation.

President Nat Bosa has overseen the design and construction of tens of thousands of homes across North America over the past four decades, including recent Vancouver projects Citygate near False Creek and Portico off South Granville.

"Nat Bosa starts every project with a vision," Murrell says. "It's not just about the nuts and bolts. The vision encompasses the life we want residents to be able to have in the homes we build for them."

YALETOWN: A NEIGHBOURHOOD WITH CHARACTER

Unique among most other cities in North America, Vancouver has a highly walkable, very livable downtown. It's not just highrise office buildings for us — it's apartments, neighbourhood cafés and restaurants, parks, entertainment, and a real atmosphere of community.

Luckily for residents of Pacific Point, their neighbourhood of Yaletown is a downtown hub.

"Yaletown is a special place in Vancouver," says Lisa Murrell, sales and marketing manager at Bosa Development. "It's got history, parks, some of Vancouver's best restaurants — you name it."

Located in the southeast end of downtown, Yaletown is a historic neighbourhood named after Yale, B.C., where rail workers moved from in the 1880s to settle in the area.

CONTRIBUTED

Yaletown became famous for its converted heritage buildings, and now its restaurants and bars are just as renowned. Some of Vancouver's best chefs and restauranteurs have set up shop here. Residents can get superb sushi at Blue Water Cafe or Bistro Sakana, outstanding oysters at Rodney's Oyster Bar, first-rate Italian fare at La Pentola della Quercia at the Opus Hotel, and much more — from upscale to casual.

Annual Yaletown festivals like Taste of Yaletown mean there is always something fun going on nearby. The Roundhouse Community Centre, Contemporary Art Gallery and other local organizations host regular events and exhibitions. This summer, look forward to the sixth annual Outdoor Movie Night in neighbouring David Lam Park.

"Yaletown has lots of amazing parks and green spaces," Murrell says. "The Seawall is another wonderful way to get in shape, socialize, or just get from point A to point B," she says.

The scenic walkway extends all the way around downtown, Stanley Park, and False Creek. "It's perfect if you're looking for a way to get around the city without a car," Murrell says.

The Canada Line SkyTrain is also just two blocks away.

When residents would prefer to stay at home, Pacific Point's amenities include a lap pool, hot tub and sauna, a fitness studio and yoga area, his and hers change rooms, and a residents lounge with a pool table.

"The lifestyle at Pacific Point is the best Vancouver can offer," Murrell says.

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SOPHISTICATED YALETOWN

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Commanding views of False Creek and sparkling city lights

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730 sqft and up, from $409,900

JR. 2 BEDROOM + DEN
925 sqft and up, from $539,900

2 BEDROOM + DEN
1,075 sqft and up, from $609,900

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DIVERSE HOME SELECTION

HUDSON'S LOFT IN ABBOTSFORD

CONTRIBUTED

The trick to living in a beautiful, nature-rich place like Abbotsford is to keep the home sleek and contemporary, according to Karen Hoff, project manager with Pilothouse Real Estate.

Hudson's Loft, a new development by Canterra, does exactly that. It's the much anticipated first phase of Abbotsford's new Central Park Village community.

The homes range from $99,900 to $269,900, with a special down payment plan available to make the homes accessible for every buyer.

The development offers a diverse selection of homes, each tailored to the buyer's needs. Garden terrace condos cater to green thumbs. The flats on the second floor, and the lofts on the third and fourth floors are perfect for entry-level condo buyers, young families and downsizers.

The two-level penthouse apartments on the fifth and sixth floors are ideal for those who want a little more space and a little sunshine on their rooftop decks.

No matter the floor plan, home interiors were designed with progressive space plans and careful attention to detail.

Buyers can choose from two earth-toned interior design schemes, Soho and Madison.

Nine-foot ceilings imbue the condos with an open feel and let in lots of natural light, while lofts reach even higher at 18-foot ceilings in the living areas and eight-foot ceilings in the bedrooms. Large windows and spacious balconies and terraces further expand the feeling of space.

Under foot, residents will enjoy engineered wood flooring, with carpet in bedrooms and on the stairs.

Every home will be outfitted with efficient appliances, including a stacking Energy Star washer and dryer, an Energy Star dishwasher, and water-efficient Kohler toilets.

Other practical, stylish interior finishings include a stacking sliding glass den wall system, engineered quartz countertops, and high-quality cabinetry with soft-close hardware. The stainless steel appliances by Frigidaire include a slide-in, ceramic glass cooktop and self-cleaning oven, an over-the-range microwave and hood fan, and stainless steel undermount sinks.

The luxury bathrooms have marble countertops with marble accent tiles, modern faucets, rain showerheads and soaker tubs.

"We wanted to give residents a place to relax and feel at home," Hoff says.

Visit the presentation centre at 3068 Gladwin Rd. in Abbotsford for details.

CONTRIBUTED

AFFORDABLE FOR EVERYONE

There is no easier place to buy a condo in the Lower Mainland than at Hudson's Loft, says Karen Hoff.

"We wouldn't normally advertise an Abbotsford development in Metro, but it's an incredible opportunity and we want to let Metro Vancouverites in on it," Hoff says.

"The special payment plan we're offering right now literally lets you buy in with $200."

Qualified first-time buyers can pay $200 per month for 24 months, which the developer will match. By the time Hudson's Loft is move-in ready in 2015, buyers will have 10 per cent down.

The developers, Wiebe Group and Diverse Properties, are well-respected in B.C. for their contribution of more than 5,000 homes and multiple commercial and industrial developments.

"Once they reach 40, many people wish they'd buckled down and bought a place when they were 20," Hoff says. "The next best time to start is today."

COMMUNITY FEEL SETS HUDSON'S LOFT APART

You could find contemporary condos like those at Hudson's Loft in Yaletown or Coal Harbour, but the natural setting, community feel and price point set Hudson's Loft homes apart, says Karen Hoff, project manager with Pilothouse Real Estate.

"Hudson's Loft caters to a downtown lifestyle, but has the pricing and friendliness of a small community," Hoff says. "It's the perfect combination."

Part of the master-planned Central Park Village community on Gladwin Road in Abbotsford, Hudson's Loft 1 is the first building of the 9.5-acre neighbourhood.

CONTRIBUTED

Central Park Village is "everything you need all in one spot, while still located in the best area of Abbotsford. It's close to everything you could possibly need," Hoff says.

The community will have a centre square all its own, defined by a village market and café, with restaurants and local businesses giving the area lots of colour, "not to mention convenience," Hoff says.

Every day is green at Hudson's Loft. The forest trails in Horn Creek Park are accessible at your doorstep, and the pond and conservation area are a quick walk away.

"The park and public spaces are a great way to get to know your neighbours," Hoff says. "Central Park Village was designed to be a tight-knit community.

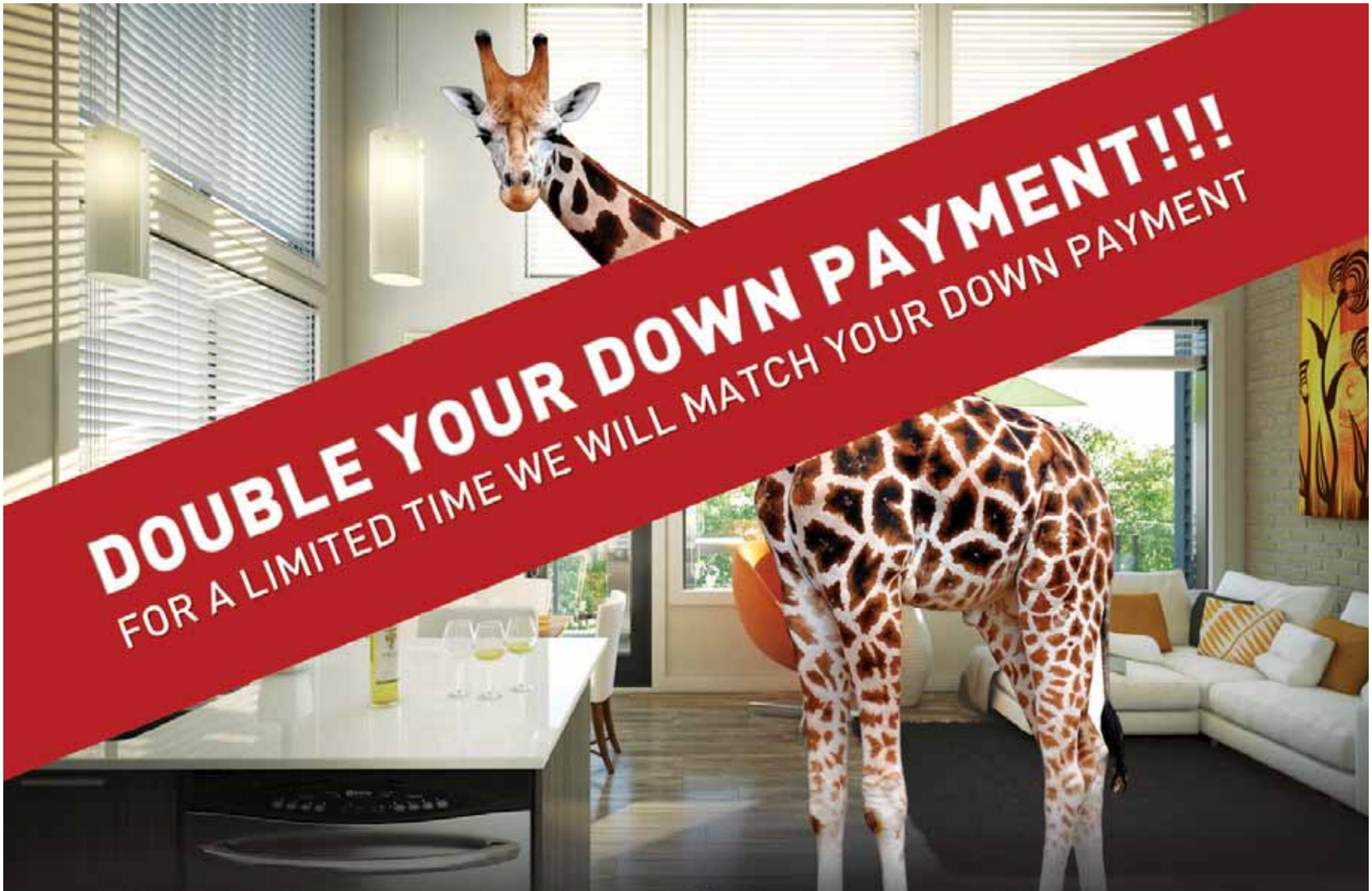
"There's always something to do right close to home."

While Central Park Village will be fairly self-sufficient, it's also located close to surrounding Abbotsford, with easy access to its many amenities.

The Real Canadian Superstore, Sevenoaks Shopping Centre and West Oaks Mall are all less than a 10-minute walk away. And there are always events on at the Abbotsford Entertainment & Sports Centre, art gallery, theatre and Tradex Centre.

It's just a 45-minute drive into Vancouver via the new Port Mann Bridge, or take the West Coast Express train from the station nearby.

Visit the presentation centre at 3068 Gladwin Rd. Call 604-864-8948 or register for more info at hudsonsloft.ca



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BLOSSOMING NEW WESTMINSTER

A good neighbourhood has good bones, says Peter Censorio, owner and CEO of Censorio. But a storied history isn't the only thing that compelled him and his company, Censorio, to build their latest condo development, Elliot Street, in New Westminster.

For Censorio, the biggest attraction was New Westminster's civic renewal.

New Westminster seemed like an obvious place to build the 130-unit condo and townhouse development.

"The city has such a rich history and a diversity of nationalities and small local businesses that make it unique," he says.

But Censorio is also looking into the future of the city. The city of New Westminster is investing in significant new infrastructure including a new civic centre, upgraded park and public space on the waterfront and even a new elementary school under development a short distance from Elliot Street.

"The school was one of the things that really got me excited about this project," Censorio says. "It's showing a real investment in the future.

"You can feel the change in the air here. We're really excited to be a part of helping shape what that future will look like."

The Censorio team worked with the city of New Westminster to make Elliot Street pedestrian oriented.

"There's a sense of neighbourhood here that we've tried to incorporate Elliot Street into," he says.

When residents are looking to relax, there's green space nearby in Queen's Park or the new Pier Park, both just a few minutes walk away. When residents are travelling farther to work or school, the New Westminster SkyTrain Station is a short walk from Elliot's front door.

The city's new infrastructure will significantly increase the real estate values in the area, Censorio says.

"It's always a balancing act for a developer. You want to provide residents the best possible place to live, while still keeping the price reasonable and making sure your homes blend well with the neighbourhood — now and as it changes into the future.

"Elliot Street walks that line beautifully."

CONTRIBUTED PHOTOS

MEETING YOUR NEEDS

Homes should be designed to adapt to the people who live in them, says Peter Censorio, owner and CEO of Censorio, a Vancouver-based real estate developer.

Elliot Street, Censorio's newest project in New Westminster, is a collection of 130 condos and townhomes designed to adjust to residents' needs.

"We want the homes we build to be right for our buyers not just right now, but also in five years, 10 years down the road," Censorio says. "Elliot Street homes are built to adapt well to change."

The homes were inspired by Censorio's own Italian heritage.

"The reality in many cultures is that there's limited space, so you have to make the best use of what you have. There's a lot of sharing. That's how my parents were brought up."

Censorio took that approach and used it to create homes that seem more spacious than they are. The company did it by making most living spaces multi-use and flexible, he says.

Elliot Street homes range from 446 square feet for a studio to 1,342 square feet for a two-bedroom-and-den townhouse.

Smart, space-saving ideas include a large sliding door to the bedroom that helps create an open living space. A movable kitchen island can transform into a dining room table or a bar and can be moved out of the way when residents need the extra floor space.

"We've rethought a lot of the basics that go into making a house," Censorio says.

"Closets, for instance, have many more uses than people usually give them credit for."

The closets at Elliot Street can double as dens, studies, nurseries, or any other option residents choose.

Interior finishings at Elliot Street were also built to last. The homes' tile, laminate floors and stone countertops give the homes a feeling of quality — the fortuitous side-effect of durability, Censorio says.

"Our smart planning and efficient practices allow us to offer homes that are high-quality, but also eminently affordable," Censorio says.

For more, visit censorio.com.

MAKING HOMES MORE AFFORDABLE

In the spirit of a good neighbour, Censorio is providing support for buyers of Elliot Street.

For a limited time, the developer is offering two programs to help lower-income residents and investors buy into the property.

The first is, live mortgage-free for 24 months.

"We'll help out qualified buyers by providing their mortgage payments for the first 24 months after building completion," says Peter Censorio, owner and CEO of Censorio. "They pay no mortgage for the first two years of ownership."

The second program, Rental 2020, offers investors a predetermined, guaranteed rental rate every month until 2020. Censorio will also pay owners' strata fees during that period.

"It's a great way for people to get their feet wet as real estate investors," Censorio says. "You've got a worry-free investment that just ticks along and earns money, hassle free.

"Ten years from now people are going to be looking at their home here as one of the best investments they've ever made."

STOP PAYING YOUR MORTGAGE!

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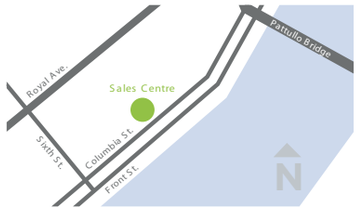
"I'm buying at Elliot Street...because the developer pays the first 24 months mortgage payments, not me."

That's **24 months** of living mortgage free while the developer makes every one of your mortgage payments for you! This is a very limited time offer and due to the crazy response we expect from this you'd better go to our presentation center **RIGHT NOW**.

Once we've done 26 deals, this offer is completely and 100% over (and, we aren't kidding about that)!



336 Columbia St, New Westminster
Sales Centre open Noon to 5pm daily
(closed Fridays)

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Developed by:
censorio

Marketing/Sales by:
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[FINE PRINT] Why are you spending time reading the fine print...it's based on 15% down payment and the rest of the details are at the presentation center...get going NOW...E. and O. E. apply. Still reading? Listen, its simple, **24 months of free mortgage payments made by the developer**, not you...now go ask the sales person on site to explain the rest!!!!!

A PIONEERING COMMUNITY

SEYLYNN VILLAGE SPURS URBAN GROWTH IN NORTH VANCOUVER

The Seylynn Village master-planned community heralds the revitalization of North Vancouver, according to Nick Askew, president of Pacesetter Marketing.

"This pioneering community is coming into its own," he says.

Seylynn Village will be home to three world-class towers — Beacon (Spring 2013), Compass (2014) and Apex(2015). The community, situated in Lower Lynn, is "redefining urban living in North Vancouver," Askew says.

The district of North Vancouver designated the Lower Lynn neighbourhood to become one of three town centres, and Seylynn Village will be one of the first major projects to bring more residents and businesses to the area.

"Lower Lynn is poised to grow and develop just like other places in Vancouver like Lower Lonsdale or Yaletown," Askew says.

The positive features of North Vancouver are undeniable, he says. "To live in the city here means you have all the style and practicality of a contemporary home, but with nature on your doorstep."

CONTRIBUTED

Seylynn Village is situated against a mountain backdrop near the banks of Lynn Creek. "To call these forests 'green space' would be an understatement," he says.

Trails abound nearby, winding around Lynn Creek, Bridgman Park, Lynn Canyon and Mount Seymour. Closer to home is Seylynn Village's own Seylynn Park, landscaped with carefully chosen native trees and recreational athletic amenities.

For a game of golf, Seylynn Village residents can head to Northlands Golf Course. Or set out from stunning Deep Cove for a kayaking expedition and picnic.

Because of the area's revitalization, local businesses and cultural centres are growing steadily, offering Seylynn residents lots to do.

Shopping, dining and other necessities are easy to find close by, including Park and Tilford Shopping Centre with its 35 shops, cafés and grocery stores.

Downtown Vancouver is a quick trip across the Second Narrows Bridge (Iron Workers Memorial Bridge). Fifteen minutes by car, to be exact.

Public transit is also an easy option — one of the main public transit hubs in the district of North Vancouver is located walking distance, Phibbs Bus Exchange.

"Seylynn Village is particularly aimed at young professionals, downsizers and people looking to buy a condo for the first time," Askew says.

"These are high-quality condos in a spectacular location with easy access to downtown and a growing local community — but at a very reasonable price. You can't really ask for more."

The grand opening will be held June 8. Visit the 7,000-square-foot presentation centre and two-bedroom display home at 600 Mountain Highway in North Vancouver, open from noon to 5 p.m. For more, call 604-980-5000, or visit seylynn.ca.

DESIGNED WITH CARE, BUILT WITH QUALITY

It takes more than just the prospect of a burgeoning local economy to revitalize a neighbourhood. It also takes great homes.

In the burgeoning neighbourhood of Lower Lynn in North Vancouver, Seylynn Village is a shining example, says Nick Askew, president of Pacesetter Marketing.

"Not only is Seylynn Village in an up-and-coming location, but the condo towers are designed with care, constructed with quality, and it's affordable," he says.

Prices for homes in Beacon, the first of Seylynn Village's three condo towers, start in the low $300,000s.

The development's 24 storeys and 201 homes will range from one-bedroom (569 square feet) to three-bedroom with den (2,013 square feet) condos.

Embodying the energy of its growing neighbourhood, Beacon's striking exterior features vast glass plates, sleek metal details, and strong concrete lines culminating in a rooftop lantern.

The development's interiors live up to the surroundings just as beautifully.

Triple-ply, floor-to-ceiling windows offer epic views of Vancouver, Burrard Inlet and the North Shore and Costal Mountains. They also minimize heat loss and maximize soundproofing, eliminating noise up to 30 decibels.

The gourmet kitchens include sleek cabinetry with soft-close hardware, a glass tile backsplash, scratch- and heat-resistant quartz composite countertops, stainless steel undermount sinks and under-cabinet pot lights.

The spa-inspired bathrooms feature large porcelain tiling and quartz countertops.

And when you get out of the shower, the advanced heating and air conditioning system with ensuite controls ensures a comfortable temperature, no matter what it's like outdoors.

The quality of the homes also extends to the building's three elevators, which offer residents exceptional convenience.

Take them down to the main floor and residents can find amenities well-suited to the North Shore lifestyle, including a bike locker and a storage locker for each suite, a bike repair shop, a dedicated bike and pet washing station, on-site co-op vehicles, complementary electric vehicle charging stations, and a sophisticated security camera system.

On the same floor, the fully equipped private gym gives residents the opportunity to grab a workout when weather is inclement or time is limited.

"We're very excited to watch this community grow," Askew says.

Seylynn Village is offering those who register a chance to win a free condo at Beacon. Absolutely no purchase necessary. Register to receive a "golden key" on June 8 at the grand opening. Visit seylynn.ca for details.

THE DENNA CLUB

Trail running, biking, hiking or kayaking are at your doorstep at Seylynn Village, but sometimes weather or time constraints make them difficult to take advantage of, says Nick Askew, president of Pacesetter Marketing.

That's why Denna Homes, the developers of Seylynn Village, is building the Denna Club, one of the best-equipped amenity clubhouses exclusively for residents.

Residents will be able to drop off the kids at the fully licensed child-care facility, and head to the fully equipped gym for a workout, do laps in the 25-metre pool, or practise their yoga poses in the yoga and dance studio.

Afterward, a warm hot tub, steam room and sauna await, and the lounge offers a place for get-togethers with friends or neighbours.

BEACON

SPRING 2013

1 BEDROOM

STARTING FROM

THE LOW $300'S*

2 BEDROOMS

STARTING FROM

THE LOW $400'S*

SEYLYNN VILLAGE

BEACON COMPASS APEX

GRAND OPENING JUNE 8TH

GOLDEN KEYS RELEASED AT 12PM

ONLY 1000 KEYS AVAILABLE

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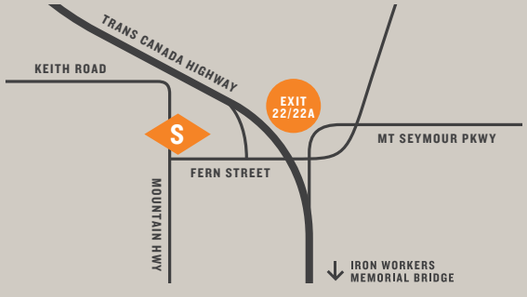

DENNA HOMES **PACESETTER** MARKETING

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Win

A FREE HOME*

AN UNPRECEDENTED GIFT

*ABSOLUTELY NO PURCHASE NECESSARY.
ONE LUCKY WINNER WILL RECEIVE THIS GIFT FROM DENNA HOMES AT SEYLYNN VILLAGE.

RECEIVE YOUR GOLDEN KEY AT THE GRAND OPENING

FOR MORE INFORMATION,

REGISTER AT SEYLYNN.CA

RELAX OUTDOORS IN STYLE

After an unusually harsh winter, about 75 per cent of households intend to purchase at least one piece of furniture for their outdoor living space this spring season.

According to research conducted by the American Home Furnishings Alliance, which has a Canadian chapter, homeowners are assessing their 2013 purchase priorities in terms of functionality and price over size and style.

"The promise of spring has homeowners anticipating time spent on their patios, decks and porches," said Jackie Hirschhaut, vice-president of public relations and marketing for AHFA. "Whether for relaxing alone or entertaining friends, these new outdoor furnishings will spruce up their space and help them take pleasure in the downtime they deserve."

When selecting pieces to enhance their backyards and gardens, consumers indicated the most desired new furnishings include a chair or chaise lounge, umbrella, dining table, outdoor lighting, fire pit, pillows, outdoor rug and hammock.

The most prevalent product designs point to transitional and soft contemporary styling, with an abundance of soft curves and straight lines. Collections are enhanced with pieces designed for function, including storage ottomans and wedges, sofa tables and a serving station.

Century Leisure takes inspiration from the Age of Discovery in its new Palari collection.

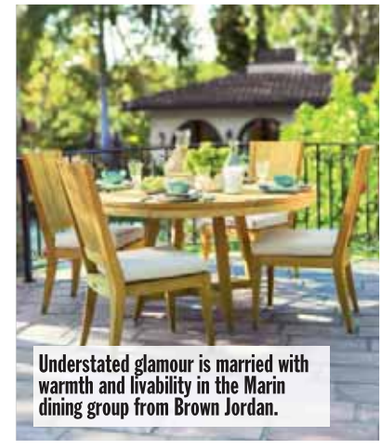
CONTRIBUTED PHOTOS

The new outdoor furnishings for 2013 reflect a range of wood, synthetic weaves and sturdy aluminum, as well as a dynamic use of mixed materials. Sustainably harvested teak, mahogany and South American hardwoods, including eucalyptus, ipe and roble wood, are found in rich natural warm tones as well as weathered grey hues. And following a popular decorating style in interior furnishings, a number of lines are utilizing reclaimed teak.

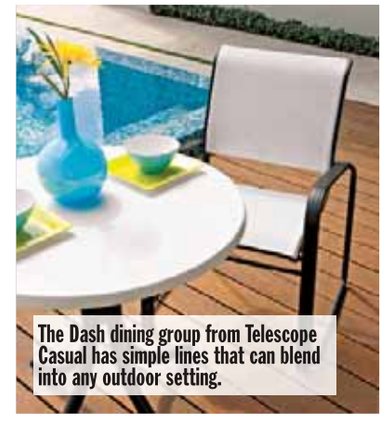
Interestingly, a number of seating and table frames are crafted of aluminum, finished with a faux wood grain. All-weather wicker is constructed from synthetic materials formed into strands of various shaped and sizes, and woven in a range of patterns. Fashionable alternative tabletops include acrylic stone and leather.

Pointing to a sense of optimism and brighter, livelier days ahead, outdoor fabrics and finishes include bold pops of colour for this season's outdoor spaces. These graffiti brights include lime green, tangerine orange and vivid blues, from turquoise to azure.

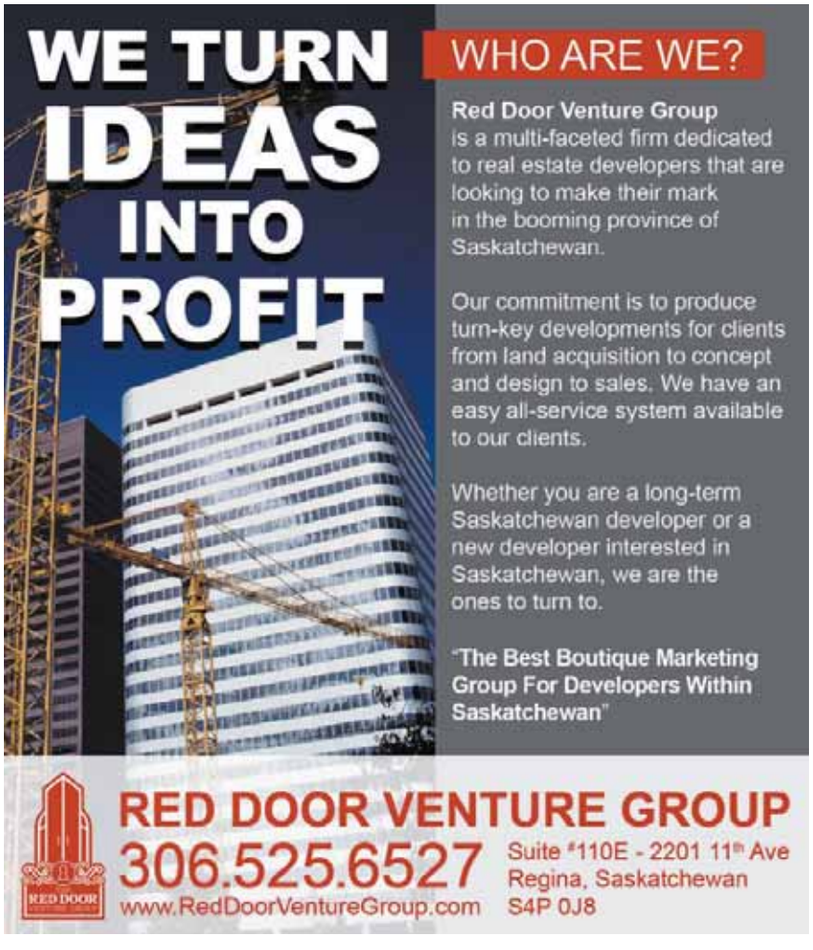
Innovative finishes reflect a turn toward metallics, with bronze, brushed steel and copper dominating, but even gold makes its debut on a sleek aluminum frame from Brown Jordan. These hues are much more sophisticated than the "industrial" trend seen in indoor finishes.



Understated glamour is married with warmth and livability in the Marin dining group from Brown Jordan.



The Dash dining group from Telescope Casual has simple lines that can blend into any outdoor setting.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With a boom in immigration and job opportunities, people are quickly beginning to see Saskatchewan as an up and coming leader in the Canadian economy.

Red Door Venture Group has recognized this and the enormous potential in the amount of undeveloped land that is scattered throughout Saskatchewan.

"Red Door Venture Group is a multi-faceted marketing firm dedicated to real estate developers that are looking to make their mark in the booming province of Saskatchewan," says Jaimey Midtdal, spokesperson for the Red Door Venture Group. "At Red Door Venture Group we have the tools and people needed to take care of the entire process, stress-free. We turn ideas into profit."

And now is the perfect time to start investing in Saskatchewan — Red Door Venture Group is committed to producing turn-key developments for clients from land acquisition to concept and design to sales.

"We have an easy, all-service system available to our clients," Midtdal says.

CONTRIBUTED

Red Door Venture Group takes great pride in the services it provides to its customers and treats each customer with respect by tailoring each interaction to meet their needs. It provides customers with the most precise, concise, and consistent approach to business and stands by all its actions.

For more about Red Door Venture Group, or to schedule a complimentary consultation, visit RedDoorVentureGroup.com.

NHL

Sestito re-ups to stay in Vancouver

The Vancouver Canucks secured size and toughness for their fourth line, re-signing Tom Sestito to a two-year deal, the NHL club announced Wednesday morning.

Tom Sestito
GETTY IMAGES

The Canucks claimed Sestito off waivers from the Philadelphia Flyers on March 1.

He made his debut with the Canucks the following night against the L.A. Kings, and instantly made his presence felt.

Standing six-foot-five and 228 pounds, Sestito delivered a solid open-ice hit on Colin Fraser and then fought Jordan Nolan.

The 25-year-old winger from Rome, N.Y., was set to become an unrestricted free agent this summer.

In 23 games with the Canucks, Sestito scored once and had 53 penalty minutes. Prior to coming to Vancouver, he had two goals in seven games with the Flyers.

The announcement briefly turned attention away from the search for the next head coach of the Canucks.

TSN's Bob McKenzie reported on Twitter that Dallas Eakins is in Vancouver interviewing for the Canucks' vacant head coaching position today.

Eakins has coached the Toronto Marlies of the American Hockey League for the past four seasons. He also spent two years with the Maple Leafs as an assistant coach.

CAM TUCKER/METRO

The Whitecaps' Camilo Sanvezzo is tackled by Matteo Ferrari of the Impact during the second leg of the Amway Canadian Championship on Wednesday night at BC Place. DARRYL DYCK/THE CANADIAN PRESS

Whitecaps let title slip away — again

Voyageurs Cup.
Montreal scores twice in second half to earn draw; wins Amway Canadian championship on away goals

CAM TUCKER
cam.tucker@metronews.ca

It was there for the taking — a historical Voyageurs Cup victory for the Vancouver Whitecaps in front of their home fans.

Canadian championship	
2	2
Impact	Whitecaps

But the Whitecaps couldn't convert on their chances, which has become a central theme for the local side this spring, and a 2-2 draw with the visiting Montreal Impact cost Vancouver the Amway Canadian Championship.

After the two clubs battled to a 0-0 draw in Montreal in the opening leg of the final, the Impact won the championship on away goals.

Gone is the Whitecaps' chance for a berth in the CONCACAF Champions League.

In the 12 years the Voyageurs Cup has been in existence, the Whitecaps have yet to hoist it. By comparison, the Impact has now claimed the silver chalice eight times.

The Whitecaps, needing the win, got off to the best possible start.

Camilo Sanvezzo gave the Whitecaps the lead in the fourth minute. On a free kick from long range, the Brazilian striker curled a right-footed boot past goalkeeper Evan Bush and into the net.

But Montreal scored twice in the second half on goals by Felipe Martins in the 49th minute and Hassoun Camara with the dagger in the 84th minute to earn the tie and the championship.

Daigo Kobayashi gave Vancouver a 2-1 lead in the 69th minute, but the Whitecaps couldn't defend the lead, giving up the Camara goal off a corner kick.

4 SPORTS

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Horoscopes

♈ Aries
March 21 - April 20
The pace of life will quicken over the next few days but that won't worry you in the slightest. On the contrary, the more challenges you face, the more you will like it — and the more you will accomplish.

♉ Taurus
April 21 - May 21
Don't be tempted to focus on anything but your primary goal. Upheavals will disrupt things but if you are clear in what it is you are aiming for, you won't be affected.

♊ Gemini
May 22 - June 21
Keep your ultimate goal in mind today. The more you think about it, the more likely it is to become a part of your reality, if not immediately then certainly by the start of next week. It's all good.

♋ Cancer
June 22 - July 23
Try not to do everything yourself. There are others who think and feel the same as you, and they will happily share the load if you ask them. Not even a Cancerian can change the world on their own.

♌ Leo
July 24 - Aug. 23
Slow down and enjoy the good things in life. As Mars moves into the friendship area of your chart, you should be looking for an excuse to party.

♍ Virgo
Aug. 24 - Sept. 23
It's good to be successful and it's good to be first but don't put winning ahead of everything else today or you could miss out on something wonderful. There are other ways to get on in the world.

♎ Libra
Sept. 24 - Oct. 23
You can be more forceful about solving certain problems when action planet Mars moves in your favour again tomorrow. Today though, you are advised to relax.

♏ Scorpio
Oct. 24 - Nov. 22
If you doubt what you are doing, your mind will create obstacles and your doubts will become self-fulfilling. Be positive at all times and before you know it, your dreams will start coming true.

♐ Sagittarius
Nov. 23 - Dec. 21
It does not matter how many times you have failed in the past, what matters is that you are going to succeed in the future. Don't let anyone tell you that you don't have what it takes to succeed.

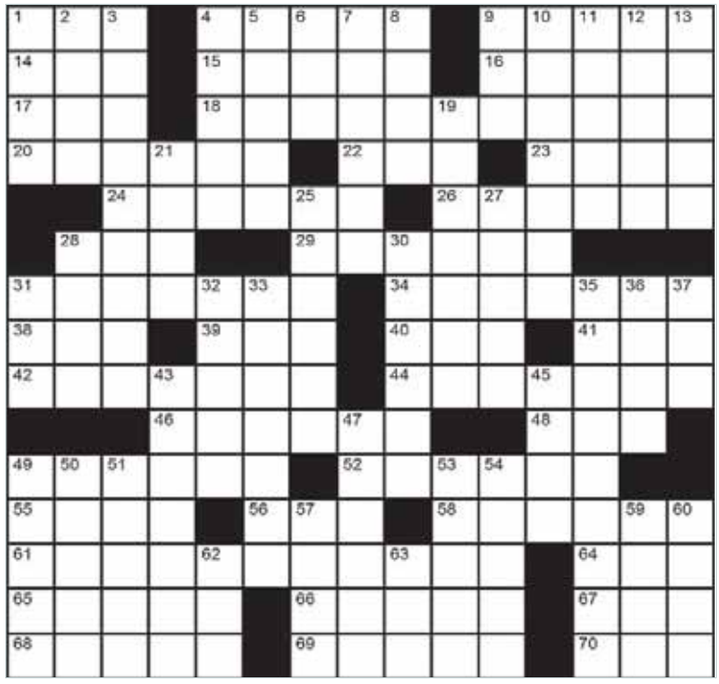
♑ Capricorn
Dec. 22 - Jan. 20
Cosmic activity in the work area of your chart will encourage you to push harder over the next few days. Don't push yourself so hard though that you risk a breakdown. You need moments of relaxation.

♒ Aquarius
Jan. 21 - Feb. 19
You are who you are for a reason, so follow your instincts wherever they may lead you and don't waste your time worrying what others might think about it.

♓ Pisces
Feb. 20 - March 20
In the past, you have forced yourself to adapt your desires to fit in with what others expected of you. Now they must be the ones who adapt to fit in with you. SALLY BROMPTON

Crossword: Canada Across and Down

BY KELLY ANN BUCHANAN



Across
1. __ Hortons
4. Perfumery property
9. "That's _ __!" ...exclaimed the film director
14. Rhoda's TV mom
15. Amy Winehouse song
16. "So __!" (Take that!)
17. "El __" (1961)
18. Tornado enthusiast: 2 wds.
20. Greg of Blue Rodeo
22. It means 'like'
23. __ _'clock (Morning break time)
24. Canadian music producer Daniel
26. Garden furniture material
28. Church bench
29. Islamic state leader
31. Artiste (Manet ou Gauguin, par exemple)
34. Facets
38. CBC's "The National" journalist Mr. Hanomansing
39. Soak flax
40. Org. in Jeannie C. Riley's 1968 hit
41. Mined stuff
42. Meg Ryan movie, "__ to a Kiss" (1992)
44. Acetaminophen brand
46. Salsa brand, Old __: 2 wds.
48. Math fractions acronym
49. Tropical fruit
52. NASA's moon program
55. "__ __ two minds..."
56. Tunnel-in-mountain blaster
58. 2x4s, for example
61. David Letterman's bandleader from Thunder Bay: 2 wds.
64. Jane or John
65. Participate
66. Use a divining rod
67. Sick
68. Bob Marley and The Wailers: '__ Revolution'
69. "Insensitive" singer Jann
70. "__ in the Family"

Down
1. Foe in Fido's fur
2. The Band Perry song: "If _ __ Young"
3. Iles de la __ (Gulf of St. Lawrence archipelago)
4. Torching crime
5. Ode-to-the-past style
6. "Well, now!"
7. Actress Ms. Tomei
8. Mil. defence projectiles
9. __-leisure (Foot-friendly footwear)
10. "Huh...?": 2 wds.
11. Put back to zero
12. Gladiators venue
13. Madonna's "Evita" (1996) role, Eva __
19. Ms. Clark, Premier of British Columbia
21. Mower's manicuree
25. Summery beverage: 2 wds.
27. Dismay or shock [var. sp.]
28. Fruit cocktail bit
30. Can-be-carried-around computer
31. Charles Dickens protagonist
32. Genuinely
33. Canadian sugar company, refining since 1854
35. Montreal university
36. Beat a path
37. Quebec seasoning
43. Type of flyer
45. Rihanna's "Umbrella" hit ...repeated sound
47. Took, as a final exam: 2 wds.
49. Kilt-wearing musician
50. Kitchen appliances company
51. Sulks
53. Certain weight status
54. Actress, Sophia __
57. Zilch
59. Barbie's species
60. Hawk
62. Mrs., in Madrid
63. E-Mail subj. line directive

Yesterday's Crossword

Sudoku

How to play
Fill in the grid, so that every row, every column and every 3x3 box contains the digits 1-9. There is no math involved.

1		8	3		9	4		7
		9				3		
7	2						6	5
			9		1			
	9						8	
			2		3			
6	1						4	3
		4				1		
5		2	1		7	8		6

Yesterday's Sudoku

9	8	4	5	7	3	1	6	2
2	3	1	4	6	9	8	5	7
7	5	6	2	1	8	3	4	9
6	2	9	8	5	4	7	3	1
4	7	3	1	2	6	5	9	8
8	1	5	9	3	7	4	2	6
1	9	8	3	4	2	6	7	5
5	4	7	6	9	1	2	8	3
3	6	2	7	8	5	9	1	4

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Check the 14 day trend.
TWN incorporates MSC data

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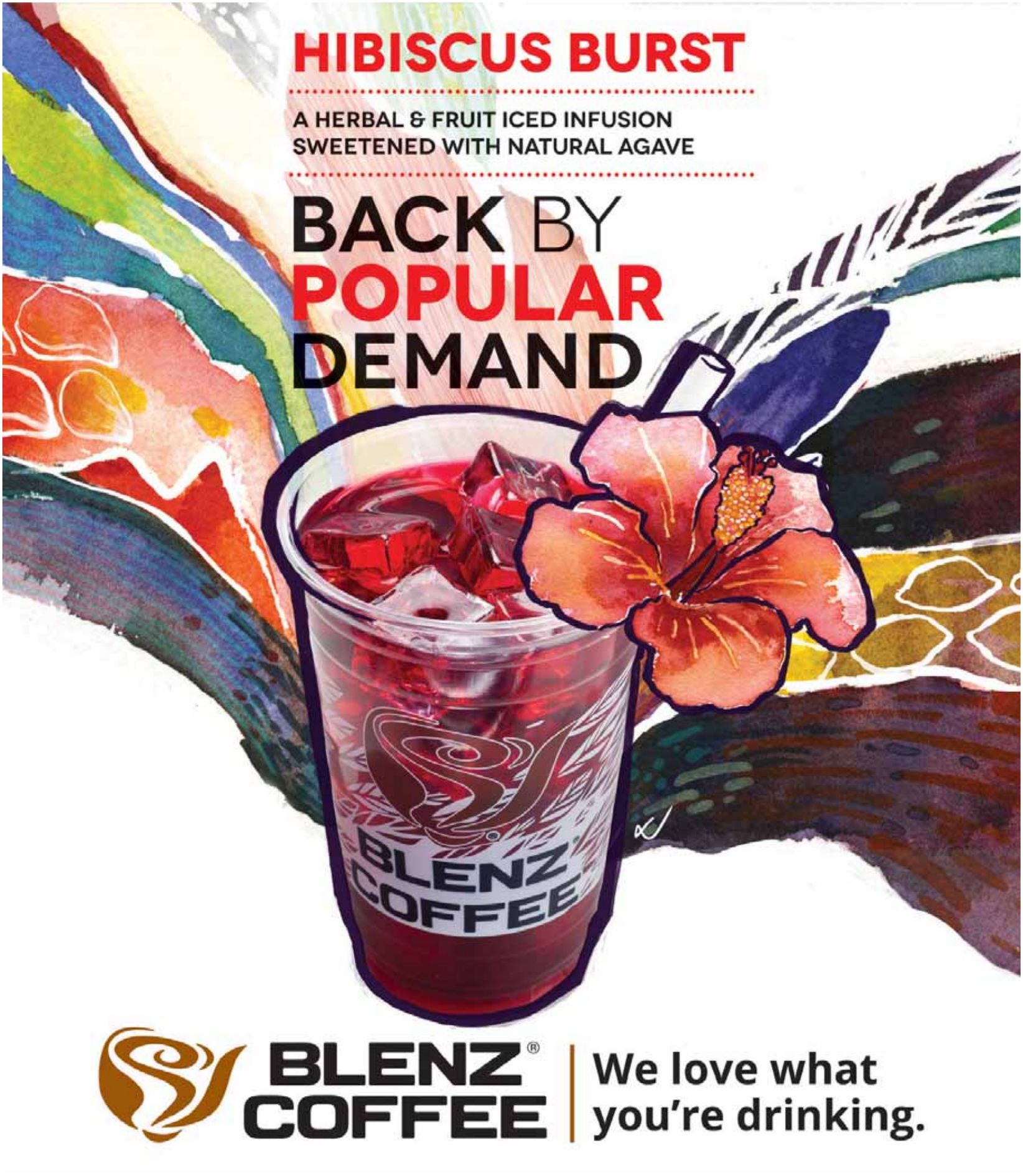
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TOWER 2

UNIT	VIEW	AREA	PLAN	TYPE	PRICE	MONTHLY
103	N	506	A3b	1 BR+FLEX	$240,900	$896
107	SW	756	B8	2 BR+FLEX	$399,900	$1,487
207	SW	756	B8	2 BR+FLEX	$389,900	$1,450
505	E	454	A5	1 BR+FLEX	$226,900	$844
507	SE	760	B14a	2 BR+FLEX	$389,900	$1,450
653	N	506	A3b	1 BR+FLEX	$248,900	$926
752	NW	577	A6	1 BR+FLEX	$279,900	$1,041
855	E	454	A5	1 BR+FLEX	$232,900	$866
856	E	525	A4	1 BR+EB+FLEX	$258,900	$963
953	N	506	A3b	1 BR+FLEX	$254,900	$948
954	NE	584	A6	1 BR+FLEX	$283,900	$1,056
1059	S	517	A3a	1 BR+FLEX	$251,900	$937
1156	E	525	A4	1 BR+EB+FLEX	$264,900	$985

UNIT	VIEW	AREA	PLAN	TYPE	PRICE	MONTHLY
1207	SW	646	B1a	2 BR	$349,900	$1,301
1505	E	454	A5	1 BR+FLEX	$242,900	$903
2110	W	481	A1b	1 BR+FLEX	$266,900	$902
2208	S	513	A3a	1 BR+FLEX	$274,900	$1,022
2310	W	481	A1b	1 BR+FLEX	$270,900	$1,007
2603	N	506	A3b	1 BR+FLEX	$286,900	$1,067
2809	SW	646	B1a	2 BR	$388,900	$1,082
3005	E	454	A5	1 BR+FLEX	$278,900	$1,037
3009	SW	646	B1a	2 BR	$399,900	$1,487
3102	NW	879	C7	2 BR+FLEX	$549,900	$2,045
3204	E	650	C4	2 BR	$394,900	$1,468
PH3	NE	788	C8	2 BR	$542,900	$2,119

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